

180 Hidden Vale Close NW
Calgary, Alberta

MLS # A2285850



\$783,800

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,316 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: In basement suite - washer, dryer, microwave hood fan, stove, refrigerator. Shed

Beautifully maintained Italian inspired bungalow walkout in a prime northwest location, proudly owned by the second owners and offering over 2,500 square feet of fully developed living space. Thoughtful upgrades include 2023 PEX water lines, an upgraded electrical panel, a newer roof (2020), and a 21 panel solar array (9.45 kW) that significantly reduces monthly utility costs while keeping the home cooler in summer. Bright, open main floor featuring vaulted ceilings, large windows, oak hardwood flooring, ceramic tile throughout high traffic areas, and a flexible open space ideal for dining, office, or recreation. The well appointed kitchen offers granite countertops, upgraded oak cabinetry, ceramic backsplash, crown mouldings, stainless steel appliances, reverse osmosis water system, and a built in microwave hood fan vented outside. The adjoining breakfast nook and living room are centered around a beautiful gas fireplace and open onto a northeast facing balcony overlooking the private, tree sheltered backyard. The spacious primary suite includes a walk in closet and a full ensuite with soaker tub, separate shower, and ample storage. A second bedroom, full bathroom, and convenient main floor laundry complete this level. The city approved secondary suite features a private entrance, large windows, two bedrooms, a full kitchen, living area, bathroom, laundry, storage rooms, and egress windows throughout. Bright finishes and smart layout make it feel like ground level living rather than a basement. The suite is currently rented by an excellent tenant who appreciates the quiet location, fibre internet, and low utilities. Outside you'll find stamped concrete walkways and patio areas, landscaped gardens, a fountain feature, shed, and optional greenhouse. The double garage includes workspace, sink with hot and cold water, and central vacuum system, plus parking for

three additional vehicles. This allergy free, non smoking home offers exceptional flexibility, income potential, and accessibility, making it ideal for homeowners, investors, or multigenerational living.