

20 Hidden Valley Gardens NW Calgary, Alberta

MLS # A2354330

\$885,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,910 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.02 Acre		
Lot Feat:	Pie Shaped Lot, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Vinyl Windows		

Inclusions: Shed, Hot Tub with Cover and all accessories

EXCEPTIONAL 10,538 SQ.FT. LOT | SPECTACULAR BACKYARD OASIS | EXTENSIVELY UPGRADED! Set on an impressive 979 sq.m. lot, this beautifully maintained home is situated in a quiet cul-de-sac and pairs inviting, thoughtfully finished interiors with an extraordinary outdoor retreat that feels like your own private park! Step inside to a welcoming foyer with elegant hardwood stairs and upgraded railings. The open-concept main floor showcases hardwood and travertine flooring, recessed lighting and a spacious living room anchored by a striking stone-faced fireplace with custom built-in cabinetry. The beautifully appointed kitchen features granite countertops, abundant cabinetry, a generous island with seating, gas cooktop, dual built-in ovens and a beverage fridge. The adjoining dining area is a standout, with soaring corner windows overlooking the backyard and a distinctive coffered ceiling. A convenient main-floor laundry room offers cabinetry, a sink and counter space. The impressive home office features custom maple cabinetry, two built-in workstations, granite counters, a vaulted ceiling and a cozy window seat. Upstairs, the inviting primary bedroom leads to a STUNNING 2025 ENSUITE AND WALK-IN CLOSET RENOVATION, featuring elegant tilework, a custom vanity with makeup station, glass-enclosed shower and separate soaker tub. Additional bedrooms and an upper bathroom were refreshed in 2024. A spacious upper-level office offers flexibility and could be converted back to a family room. THE BACKYARD IS THE TRUE SHOWSTOPPER! This exceptional lot offers a vast lawn, towering mature trees, established gardens and multiple distinct outdoor entertaining spaces. The expansive deck features attractive stone accents, dining and lounge areas and a separate hot tub retreat. Beyond the lawn, a second entertaining

destination includes a large poured-concrete patio, raised stone garden beds and a charming custom outdoor bar with seating. Whether hosting summer gatherings, relaxing beneath the trees or enjoying a quiet evening in the hot tub, this remarkable yard offers a lifestyle rarely found. A garden shed and refurbished irrigation system complete the setting. MAJOR 2026 UPGRADES include complete Poly-B plumbing replacement with PEX, a new Lennox high-efficiency variable-speed furnace, Rinnai on-demand hot water and new vinyl siding on the home and shed. Further improvements include LUX TRIPLE PANE/LOW-e windows (2022), front exterior enhancements, R50 attic insulation (2022), Napoleon central A/C (2021), Malarkey Legacy Class 4 impact-resistant shingles (2017), soffits, fascia, gutters and aluminum cladding (2025), and Gemstone exterior lighting (2025). The attached double garage also received a new door, opener and floor coating in 2025. A RARE OPPORTUNITY to enjoy beautifully updated living spaces, major mechanical improvements and an unforgettable backyard on a nearly quarter-acre lot!