

**60 Hidden Valley Gardens NW
Calgary, Alberta**

MLS # A2134448



\$699,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,494 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: TV Wall Mount in Living Room, Hot tub, Shed, Play Structure in Backyard, Chest Freezer in Garage, Wooden Workbench in Garage (Excluding Tools), Ring Security System.

Welcome to this beautiful home located on a quiet cul-de-sac in the heart of Hidden Valley that features 4 bedrooms, 3.5 bathrooms, nearly 2,300 square feet of developed living space and is situated on an impressive 5,400+ square foot southwest-facing pie-shaped lot. Hardwood flooring flows throughout the open-concept main level and southwest facing windows along the rear of the home allow plenty of natural light into the space throughout the day. The living area is situated around a central gas fireplace that features an updated tile surround and wooden box beam mantle and opens up to the kitchen that offers granite countertops, stainless steel appliances, a corner pantry, and a large center island with a double sink and breakfast bar. The kitchen overlooks the dining and living areas - making this the perfect space for entertaining friends and family. The main level is complete with a 2-piece bathroom and mudroom featuring stacked laundry, built-in storage, and a sink. The upper level offers 3 bedrooms and 2 bathrooms. The spacious primary bedroom overlooks the backyard and offers ample room for a king sized bed and additional furnishings and features a 4-piece ensuite bathroom with an updated barn door, an updated vanity, and a large skylight. Two more large bedrooms and a 4-piece bathroom complete the second level. The professionally finished basement offers a large rec. room, a den space that would be perfect for working from home, an additional bedroom, and a 4-piece bathroom. The sunny southwest facing backyard features a spacious deck with a pergola, a 6-person hot tub, a fire pit, and a shed for storing your gardening equipment. Additional features of this home include a double attached garage to keep your vehicles out of the elements and central air conditioning for the warmer months. Centrally located in Hidden Valley, this home is just steps

away from nearby greenspace, walking paths, and schools and is a short drive to nearby amenities. Access around the city and daily commuting is easy with quick access to Beddington Trail, Stoney Trail, and 14th Street. Don't miss out on this incredible property in Hidden Valley!