

# \$849,999 - 305 Hidden Valley Place Nw, Calgary

MLS® #A2190572

## \$849,999

4 Bedroom, 5.00 Bathroom, 1,990 sqft  
Residential on 0.12 Acres

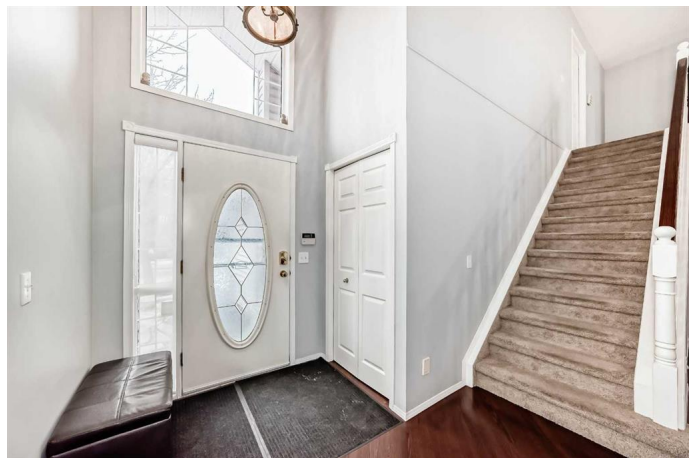
Hidden Valley, Calgary, Alberta

Hidden Valley is a well-established, family-friendly neighborhood in Northwest Calgary. Families will appreciate the nearby schools, as well as easy access to major routes and the mountains. This bungalow is located on a quiet cul-de-sac. It's a lofted, walkout design with over 3,200 sq. ft. of total living space featuring vaulted ceilings and plenty of natural light. The home includes 4 bedrooms, a main floor office, a loft, and numerous upgrades. Additional highlights include an oversized heated garage, central AC, and hardwood floors. Roof replaced in 2018. Furnace and hot water tank replaced in October 2021. This home was custom-built with accessibility in mind. Features include a centrally located elevator (main floor to basement), extra-wide hallways and doors, a zero-threshold shower in the basement, and ramps from the garage to the home and from the sundeck to the living room. This home is easy access to Beddington, Shaganappi, Deerfoot, and Stoney Trails. Book a tour today!

Built in 1995

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2190572  |
| Price     | \$849,999 |
| Bedrooms  | 4         |
| Bathrooms | 5.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 4                 |
| Half Baths     | 1                 |
| Square Footage | 1,990             |
| Acres          | 0.12              |
| Year Built     | 1995              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 305 Hidden Valley Place Nw |
| Subdivision | Hidden Valley              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 5L7                    |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front, Oversized |
| # of Garages   | 1   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Elevator, High Ceilings, Kitchen Island, No Animal Home, Pantry, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Entrance, Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 64                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Argos Realty |
|----------------|-------------------------|

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