



## 48 Hidden Spring Place Calgary Alberta

\$634,900

OPEN HOUSE SATURDAY OCT. 5, 2-5PM, Oct 6, 2-4PM Welcome to 48 Hidden Spring Place NW. The layout and openness of this home will surprise you. With pride of ownership, your new home boasts new windows (2022-24), walk-out lower level, new furnace as of Jan. 2023, granite countertops, new bathrooms, a massive heated garage and RV parking. But let's start at the beginning: a quiet cul de sac (close to 3 schools), beautifully treed front yard, and your home with a brick facade. The main floor is open concept with a spacious living room, hand-scraped hardwood flooring, and a large bay window. The dining room has plenty of room for a large table and buffet and opens to the galley kitchen with new subway tiles, stainless appliances including an induction stove, cabinets in a rich colour and granite tops. The 4 pc bath has been newly finished and two bedrooms including the primary retreat with plenty of room for a king bed. The lower level has an additional bedroom, a new 3 pc bath, a work station complete with desk, bookshelves and great cabinetry for storage.. It also boasts a cozy TV room with gas fireplace, a flat screen TV mounted above (also included). The lower level is a walk out to the massive pie-lot with large patio, professionally landscaped, treed yard, garden and over-sized double 24ft x 30ft heated garage that easily fits two vehicles, additional storage and work shop. RV parking and space for vehicle parking too. New roof, fascia, soffit and minor garage siding repairs to be completed early Oct. 2024. This home will impress! Call today! (id:6769)

3pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 12.42 Ft x 11.17 Ft

Recreational, Games room 31.42 Ft x 17.83 Ft

Furnace 10.67 Ft x 8.17 Ft

Living room 15.25 Ft x 15.08 Ft

Kitchen 9.50 Ft x 9.00 Ft

Dining room 12.92 Ft x 9.42 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Primary Bedroom 12.92 Ft x 10.08 Ft

Bedroom 9.75 Ft x 8.42 Ft

Listing Presented By:



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**Mirror**

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