



176 Hidden Hills Road Calgary Alberta

\$558,000

Pride of ownership is evident throughout this well-maintained 3-bedroom, 2.5-bathroom home with over 1,500 square feet of liveable space. The bright and welcoming living room leads into an open-concept kitchen and dining area, with hardwood flooring throughout the main floor and upstairs providing a clean, cohesive look. The beautifully updated kitchen features granite countertops, stainless steel appliances, and lovely light fixtures. A convenient half bath completes the main level. Upstairs offers a spacious primary bedroom with walk-in closet, two additional bedrooms, and a full bathroom. Triple-pane windows on the upper level help enhance comfort and efficiency. The fully developed, tiled basement includes a large recreation area with spectacular bright south facing windows, a 3-piece bathroom, laundry, utility space and plenty of storage. Additional updates include a high-efficiency furnace and central air conditioning (2022) and a new hot water tank (2023). Outside, enjoy a sunny south-facing backyard with a two-tiered deck, green space, and low-maintenance garden. The oversized, detached heated double garage backs onto a paved laneway and includes shelving and cabinets for extra storage. A new asphalt shingle roof is confirmed to be installed on both the house and garage, along with select rain gutter, fascia, and exterior updates--valued at an estimated \$15,000 and 100% paid for by the seller's insurance company. Situated on a quiet street with no front-facing houses, this home sweet home offers quick access to Stoney Trail and Shaganappi, and is walking distance to three schools (including French immersion and Catholic), several playgrounds and off-leash areas--making it a great choice for families! Get ready to Love this Home! (id:6769)

4pc Bathroom 7.33 Ft x 4.92 Ft

Bedroom 8.92 Ft x 10.50 Ft

Bedroom 7.67 Ft x 11.33 Ft

Primary Bedroom 11.92 Ft x 10.00 Ft

3pc Bathroom 6.75 Ft x 6.75 Ft

Recreational, Games room 14.83 Ft x 14.17 Ft

Storage 4.58 Ft x 6.83 Ft

2pc Bathroom 4.42 Ft x 5.25 Ft

Other 9.75 Ft x 5.17 Ft

Dining room 8.25 Ft x 11.00 Ft

Foyer 6.08 Ft x 4.50 Ft

Kitchen 8.67 Ft x 8.83 Ft

Living room 13.08 Ft x 13.33 Ft

Other 18.00 Ft x 5.75 Ft

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Listing Presented By:



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