



## 305 Hidden Valley Place Calgary Alberta

\$854,000

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! (id:6769)

Laundry room 14.08 Ft x 13.33 Ft  
 5pc Bathroom 9.67 Ft x 11.50 Ft  
 Bedroom 12.08 Ft x 11.67 Ft  
 Family room 19.42 Ft x 17.42 Ft  
 3pc Bathroom 10.00 Ft x 4.92 Ft  
 Other 5.00 Ft x 4.00 Ft  
 Bedroom 10.00 Ft x 7.50 Ft  
 Dining room 10.08 Ft x 10.00 Ft  
 Other 9.92 Ft x 10.42 Ft  
 Kitchen 12.58 Ft x 8.92 Ft

Family room 12.58 Ft x 14.67 Ft  
 Living room 14.67 Ft x 13.83 Ft  
 Other 5.92 Ft x 4.00 Ft  
 Pantry 2.92 Ft x 1.83 Ft  
 Office 9.92 Ft x 8.92 Ft  
 2pc Bathroom 4.92 Ft x 5.08 Ft  
 Bedroom 14.58 Ft x 14.92 Ft  
 Other 4.92 Ft x 3.50 Ft  
 Other 4.92 Ft x 9.17 Ft

Listing Presented By:



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 Century 21 Argos Realty

[https://daniel\\_lui.c21.ca/](https://daniel_lui.c21.ca/)



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