



## 87 Hidden Hills Road Calgary Alberta

\$589,900

On a quiet street with mature trees sits this 2-storey detached home with a FINISHED WALKOUT basement! This well kept home is in a great location within walking distance to several parks, playgrounds, transit, 3 different schools, an off-leash dog park and the extensive pathway system that winds through the environmental reserve. Updated flooring and beautiful bay windows create a welcoming retreat upon entry. A gas fireplace in the living room invites you to put your feet up and unwind on cold winter evenings. The well laid out kitchen boasts lots of cabinets, a pantry for extra storage and a centre island for extra prep space. Easily entertaining in the adjacent dining room where oversized windows showcase backyard views. The upper deck is the perfect extension of the home enticing summer barbeques. A powder room off the deck is tucked away through the laundry room for ultimate privacy. 3 spacious bedrooms are on the upper level including the primary suite with plenty of room for king-sized furniture and a private 4-piece ensuite. No more sharing! The finished WALK OUT basement features an illegal suite perfect for multi-generational living. This versatile and sunshine filled level also includes a generously sized bedroom, a full bathroom and a separate entrance into the backyard. A double detached garage keeps vehicles safely out of the elements. Other features of note - the roof was replaced 4 years ago, new computer for the furnace, updated light fixtures, countertops and sink. All this plus a wonderful location within this established family-friendly community that is close to every amenity, close to Nose Hill Park and has easy access to major thoroughfares to downtown and the mountains! (id:6769)

Recreational, Games room 19.67 Ft x 17.33 Ft

Furnace 7.42 Ft x 4.17 Ft

Bedroom 11.75 Ft x 13.67 Ft

5pc Bathroom Measurements not available

Living room 12.92 Ft x 14.58 Ft

Kitchen 7.83 Ft x 13.25 Ft

Dining room 13.00 Ft x 11.00 Ft

Laundry room 7.42 Ft x 5.33 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.00 Ft x 14.25 Ft

Bedroom 9.67 Ft x 9.50 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca