

132 Hidden Valley Crescent NW  
Calgary, Alberta

MLS # A2257775



**\$719,999**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Private, Rectangular Lot, Street		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Vinyl Plank		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Full		
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R-CG		
<b>Utilities:</b>	-		

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

BACK ON THE MARKET!!! Welcome to this UNIQUE 3-bedroom + a MAIN FLOOR DEN, 4-bathroom home with a WALKOUT ILLEGAL BASEMENT SUITE in the sought-after Hidden Valley. Recent updates include NEW FLOORING, FRESH PAINT, NEW KITCHEN APPLIANCES, WASHER & DRYER, FURNACE, ROOF, GARAGE DOOR and DECK. As you enter, you'll find a cozy sitting room, den and laundry. The OPEN-CONCEPT kitchen and living area feature a SOARING CEILING and lead out to a two-tiered deck and backyard. A convenient two-piece bath completes this level. Upstairs, enjoy a spacious master suite with ensuite and two additional bedrooms. The lower level offers a one-bedroom illegal SUITE with a full kitchen, bathroom, separate laundry and separate entrance. Other highlights include CENTRAL AIR CONDITIONING, a double OVERSIZED GARAGE and a private backyard&mdash;perfect for relaxing or entertaining! Just minutes to schools, parks, shopping and all amenities. Book your showing today!!!