

# \$719,900 - 115 Hidden Valley Manor Nw, Calgary

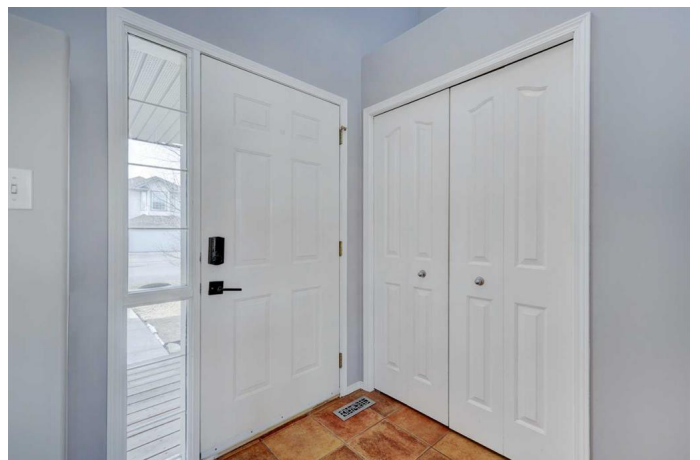
MLS® #A2205687

**\$719,900**

4 Bedroom, 4.00 Bathroom, 1,850 sqft  
Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

Welcome to this beautiful property located at the quiet cul-de-sac, surrounded by nature in Hidden Valley! With more than 2500 sqft living space, this well-maintained home will be perfect for any size of family. You'll love the peaceful setting and the nearby walking path that leads to lush green space and the playground. Relax in the private backyard, or enjoy the tranquility of the surrounding nature as you step onto the walking path right from your backyard. Upon entry, you will find stylish kitchen with granite countertops, stainless appliances and ample cabinet space + pantry. You'll appreciate the good-sized pantry, offering plenty of storage for all your kitchen essentials. The open floor plan and large windows provide stunning views of the outdoors, making it easy to appreciate the beauty of the surroundings. Formal dining room adjacent to the kitchen is perfect for enjoying meals together and entertaining guests. The open-concept living room features a stunning fireplace, perfect for relaxing. Enjoy the added convenience of a main-floor laundry room, making chores a breeze. Upstairs, discover a spacious bonus room perfect for family movie nights or game sessions. The primary suite offers enough space for king size bed and designed ensuite with dual sinks and a separate shower for a spa-like experience. Two additional great size rooms on upper level are ideal for a growing family or guests and are providing separation and privacy for the primary bedroom. Finished basement with



extra bedroom and full bath is the perfect living space or making it ideal for a home theater, game room. Basement has a luxurious sauna—perfect for relaxation and unwinding after a long day. Double attached garage with plenty of space offers enough space for two vehicles and additional storage. Experience community living with nearby amenities such as parks, playgrounds, and walking trails. New Hot water Tank (2022). Don't miss out on this wonderful opportunity to own a beautiful home in the desirable community of Hidden Valley! Book your private showing!

Built in 1997

### Essential Information

MLS® #	A2205687
Price	\$719,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,850
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	115 Hidden Valley Manor Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5V6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	1

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.