



THE
A-TEAM

**RE/MAX
FIRST**

115 HIDDEN SPRING Close, Calgary T3A5J4

MLS®#: **A2195489** Area: **Hidden Valley** Listing Date: **02/20/25** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar: **5,478 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,527**
 Low Sqft:
 Ttl Sqft: **1,527**

DOM

2
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Treed**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Awning(s),Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Slate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Window Coverings**
 Int Feat: **Closet Organizers,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	12`1" x 9`0"
Kitchen	Main	14`6" x 10`11"	Living Room	Main	16`10" x 12`11"
3pc Ensuite bath	Upper		4pc Bathroom	Upper	
Bedroom	Upper	15`4" x 10`10"	Bedroom	Upper	9`0" x 13`2"
Bedroom - Primary	Upper	15`5" x 10`11"	2pc Bathroom	Lower	
Bedroom	Lower	11`1" x 12`6"	Game Room	Lower	16`7" x 12`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9312560

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome home to the family-friendly neighbourhood of Hidden Valley! Located on a quiet street with trails and parks just outside your door, this impeccably maintained home is ready for its next chapter! A modern colour palette sets the stage for this extensively renovated home including newer kitchen, windows, furnace & hot water tank. There is a considerable amount of east, south and west facing windows throughout the home for maximum natural light! The vaulted ceiling in the entry gives a grand feel and the slate flooring is incredibly durable for kids & pets. Gorgeous peninsula-style kitchen with newer cabinetry, backsplash & counters plus corner pantry & under-cabinet lighting. Spacious dining area with windows onto the back yard. Living room has cozy gas fireplace and windows on two walls including sliding doors for easy access to the fenced west-facing backyard! Main floor powder room, laundry room and front & back coat closets round out this level. Upstairs you will find three bedrooms, all with newer luxury vinyl flooring. The luxurious primary has walk-in closet (nicely designed for maximum hanging space) and renovated 3-piece ensuite with walk-in shower. Two additional bedrooms and updated 4-piece bath also on this level. The fully finished basement has a fantastic rec room with gas stove for maximum ambiance & comfort! Bedroom with large egress window, 2-piece bath and plenty of storage space on this level. You will love the oversized garage with an extra-long driveway, perfect for anyone with extra toys & cars! Due to the corner location, there is no one blocking the south exposure of this property so you can enjoy long summer days in the yard with your family - but don't worry about getting too warm, there is already central AC in place :) Backyard features stamped concrete patio, 2 natural gas hookups, irrigation, retractable awning, low-maintenance landscaping, shed and numerous trees for privacy & greenery in the summer. With K-4 and 5-9 public schools and K-9 catholic school in walking distance plus easy access to Nose Hill Park, YYC Airport, Vivo Rec Centre and Stoney Trail to get around the city, this is a dream location!

Inclusions:
Property Listed By:

**Shed
Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









