

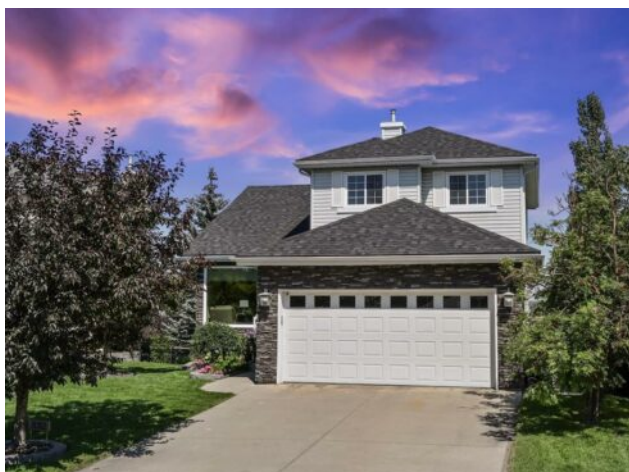


DON'T GAMBLE WITH YOUR HOME.
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332 Hidden Valley Landing NW
Calgary, Alberta

MLS # A2244290



\$900,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

With over 2700 square feet of developed space and tucked into a quiet cul-de-sac, this home just feels right. Backing onto wide open green space with no rear neighbours, just sky and serenity. 332 Hidden Valley Landing NW isn't just move-in ready. It's immaculate, inside and out. From the moment you walk in, you'll notice the difference. Fully renovated with care and quality, this home blends thoughtful design with real comfort. Triple-pane windows keep it peaceful and efficient, air conditioning tackles the summer heat, and high-end appliances might even convince you to start meal prepping (or at least consider it while microwaving leftovers in style). The main floor features a welcoming living room with a gas fireplace, perfect for board games, binge-watching, or pretending you read by the fire. The kitchen is equal parts stylish and functional, centred around a large island where the family can meet for breakfast before the day gets going. A bright, open dining room offers plenty of space to host, whether it's holidays, birthdays, or just Sunday dinner with the neighbours. Just off the kitchen, patio doors lead to a sunny upper deck where evening meals fade into sunset and weekend coffees just taste better. There's also a main floor office, tucked away enough for Zoom calls or last-minute tax season panic (no judgment, we've all been there). Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet, renovated ensuite, and a view so vast you might just spot Edmonton on a clear day (binoculars not included). The other two bedrooms share a fully updated bathroom, and there's a main floor powder room for guests. Downstairs, the fully finished walkout basement is where the real fun happens, a second gas fireplace, a full bath with heated floors, and access to the stamped concrete patio

and backyard. Whether it's a summer BBQ, a fall birthday party, or your kid's water fight, this space is ready. The garage? Epoxy floors and built-in cabinets so organized and shiny you'll consider alphabetizing your paint cans. And outside, Gemstone lights wrap the home in programmable magic, whether it's for the holidays or just to flex on your neighbours year-round. And the location? Your kids can actually walk to school. Parks, trails, and playgrounds are all around, with Creekside Shopping Centre and Stoney Trail just down the road. This isn't just a house. It's where muddy boots line up after adventure. Where snow days are spent by the fire. Where summer nights spill out onto the deck, and yes, you'll probably be the one hosting every family dinner from now on. This is the one that feels like home, the kind you never want to leave.