



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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132 Hidden Valley Crescent NW
Calgary, Alberta

MLS # A2257775



\$749,999

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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		

OPEN HOUSE SATURDAY, OCTOBER 4TH, 2 -4:30 PM. 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—perfect for relaxing or entertaining! Just minutes to schools, parks, shopping and all amenities. Book your showing today!!!