

**163 Hidden Valley Manor NW**  
**Calgary, Alberta**

**MLS # A2185332**



**\$649,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, See Remarks		

**Inclusions:** N/A

Nestled in the family-friendly community of Hidden Valley, this beautiful 3-bedroom home offers exceptional value and a prime location. Situated on a quiet cul-de-sac adjacent to a picturesque green space, this property is perfect for families, with schools, transit, and all essential amenities just moments away. Boasting a contemporary open-concept floor plan, this home features numerous recent upgrades, including brand-new appliances, shingles, siding, and laminate flooring on the main level. The spacious main floor includes a well-appointed kitchen with a gas stove, ample cabinet space, and a breakfast nook that opens to a deck, making it ideal for entertaining. A cozy living area, half bath, and convenient laundry room complete this level. Upstairs, you'll find a generously sized primary bedroom with a 4-piece ensuite and a walk-in closet, as well as additional bedrooms perfect for family or guests. The fully finished basement is a standout feature, with a newer high-efficiency furnace and hot water tank, along with a brand-new air conditioning unit. Outside, the landscaped front and backyards provide plenty of space for outdoor enjoyment, while the double-attached insulated heated garage offers convenience and storage. This home is steps away from outdoor skating rinks, a toboggan hill, parks, and community spaces, making it the perfect choice for an active family lifestyle. Don't miss the opportunity to own this incredible home in Hidden Valley!