

26 Hidden Valley Link NW Calgary, Alberta

MLS # A2221533



\$579,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,393 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Wood work bench in garage

Step into your ideal home in the highly desirable community of Hidden Valley! This well-maintained, 2 storey home has a wonderful floor plan. It is move-in ready and boasts numerous upgrades including new shingles (2025). You will love the awesome updates including all poly-B plumbing professionally replaced with PEX, knock down ceilings, slim LED pot lights, newer light fixtures, central air conditioning, R50 attic insulation and an oversized 23' x 25' garage with 8' roll up door and 60amp panel (built 2017). As you enter, the welcoming front foyer opens to a bright and spacious living room with gorgeous hardwood floors. Down the hall you will find a convenient half bath and storage closet. Next, the fabulous kitchen extends the entire width of the home and offers easy to clean tile floors, plenty of cabinetry and countertop space with tile backsplash. The huge dining area can easily accommodate the entire family while plenty of windows and a patio door bring in natural light. Step outside to your fully fenced & private backyard that includes a nice sized patio, a BBQ area and green space for the kids to play while still leaving room for your oversized double car garage. Upstairs you will find a large primary bedroom with a walk-in closet & 4-piece ensuite including a jetted tub. The other 2 good sized bedrooms share a well-appointed 4-piece main bathroom. The value continues in the developed basement as it provides an additional family/recreation room, dedicated laundry area with sink & built-in cupboards and loads of storage space. Top-rated K-4 and 5-9 public schools, a K-9 Catholic school and zoning for the new North Trail High School set Hidden Valley apart. Enjoy easy access to Nose Hill Park, the Airport, and Stoney Trail. Pride of ownership is shown throughout this lovely home! Don't miss your opportunity at this Hidden Valley gem!