

30 Hidden Circle NW
Calgary, Alberta
MLS # A2231192

\$799,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,808 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to 30 Hidden Circle NW located just 4 houses down from a scenic walking path that leads you to a serene pond. This beautifully updated home offers modern style, functionality, and space for the whole family & plus income potential! Step into the bright and airy main level featuring vaulted ceilings in the living and formal dining rooms, a striking feature wall, and elegant upgraded light fixtures. Your family room features a gas fireplace with tile surround and beautiful built-in bookcases. The spacious kitchen boasts a corner pantry, center island with brand-new quartz countertops, and easy access to a large deck and expansive backyard & ideal for entertaining. Upstairs, unwind in your private primary retreat complete with a generous walk-in closet and a stylish 3-piece ensuite. Two additional well-sized bedrooms and a 4-piece main bathroom complete the upper level. The fully developed basement with legal suite offers even more versatility with its separate entrance, 2 bedrooms, 2 full bathrooms, in-suite stacked laundry, and a modern open-concept kitchen, dining, and living area. Perfect for extended family or rental income! Additional upgrades include luxury vinyl plank flooring throughout, insulated floor/ceiling for enhanced soundproofing between suites, brand-new egress windows, and new roof, fascias, and gutters. All bathrooms are fully renovated with contemporary finishes. Hidden Valley is an established neighborhood featuring Saint Elizabeth Seton K-9 (Catholic School) as well as Hidden Valley school K-4 (Public English & Early French Immersion). 5 minutes from all the Creekside amenities and restaurants such as SPLITSVILLE and GoodLife Fitness. Quick access to all your main roads such as Country Hills Blvd, Beddington Trail, 14 ST, Stoney & Deerfoot Trails. This move-in ready home is a rare find & don't miss

out! SEE 3D TOUR!