

17 Hidden Close NW  
Calgary, Alberta

MLS # A2264922

\$674,900

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Hidden Valley                                                              |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | 2 Storey                                                                   |        |                   |
| Size:     | 1,784 sq.ft.                                                               | Age:   | 1996 (29 yrs old) |
| Beds:     | 4                                                                          | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                                                     |        |                   |
| Lot Size: | 0.10 Acre                                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Gentle Sloping, Landscaped, Lawn, Sloped D |        |                   |

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

**Features:** Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wood Counters

**Inclusions:** Play equipment in backyard. Bookcase in bonus room, built in mudroom bench, TV mounts, and outdoor shed at side of home.

This immaculate, fully developed two-story home is nestled on a quiet close just steps from a legal off-leash dog park and a spacious kids’ playground, ideal for families and pet lovers alike! The highly sought after community of Hidden Valley offers access to both public and catholic school systems and endless updated parks and pathway systems. Step inside to a generous front entry that opens into a bright, airy floor plan. At the back of the home, enjoy a cozy living room with a fireplace, a beautifully updated kitchen with modern appliances, and a large island overlooking the dining area. Through the glass patio doors, you'll find a sunny, private west facing backyard, perfect for relaxing evenings on the deck. The main floor also features an updated half bath and a stylish mudroom with built-in bench seating, conveniently located off the double attached front garage. Upstairs, a naturally bright bonus room at the front of the home offers the perfect space for movie nights or a kids’ play area. Toward the back, you’ll find two comfortable bedrooms, a full bathroom, and a spacious primary suite complete with a walk-in closet and a full ensuite. The fully finished basement includes a versatile den/work area, gym space and another bedroom. The utility room is not developed but there is space for another bathroom including the rough-in. Recent updates include all new windows (2023), central air conditioning (2023), and a newly built section of fence and gate (2025). The main floor also retains hookups for a washer and dryer conveniently located behind the custom mudroom bench, should wish to relocate the laundry back to the main floor. Call your Realtor today to book a private tour this home won't last long!