

**30 Hidden Circle NW  
Calgary, Alberta****MLS # A2231192****\$819,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!