

**180 Hidden Vale Close NW
Calgary, Alberta**

MLS # A2285850



\$783,800

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,316 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: In basement suite - washer, dryer, microwave hood fan, stove, refrigerator. Shed

Beautifully maintained bungalow walkout in a prime location offering over 2,500 square feet of developed living space, a bright legal suited walkout basement, and 11 solar panels to significantly reduce monthly utility costs. The main level features hardwood floors, vaulted ceilings, fresh paint, a spacious great room with gas fireplace, and a dream kitchen with granite countertops, upgraded cabinetry, stainless steel appliances, new dishwasher (January 2026), and hood fan vented directly outside, plus a sunny breakfast nook opening to the upper deck. The formal dining area is currently used as a home office, while the generous primary bedroom includes a four piece ensuite with separate shower and jetted tub, along with an additional bedroom and full bathroom. The main floor laundry room offers Kenmore front load washer and dryer with storage drawer base, freshly painted walls (2024), and direct exterior venting. The lower level includes a legal suited walkout basement with a large living area, full kitchen, two bedrooms, full bathroom, mudroom entry, cold room storage, and exterior venting. Outside, enjoy a massive backyard with stamped concrete patio space, greenhouse, maintenance free front drive and walkways, plus a newer roof (2020), making this an exceptional home with flexibility and income potential.