

# \$739,900 - 352 Hidden Valley Manor Nw, Calgary

MLS® #A2240241

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,984 sqft

Residential on 0.11 Acres

Hidden Valley, Calgary, Alberta

FORMER SHOWHOME!! UPGRADED HOME!! BASEMENT WITH WALK OUT TO GRADE!! OVER 2600 SQFT OF LIVING SPACE!! PRIME LOCATION IN HIDDEN VALLEY!! SPICE KITCHEN!! CLOSE TO GOLF COURSE!! DOUBLE ATTACHED GARAGE!! TONS OF PARKING SPACE!! Step into a home that has it all—style, comfort, and location! As you enter, you™re greeted by a SUNNY MAIN FLOOR featuring ENGINEERED HARDWOOD and a FLEXIBLE OFFICE SPACE right off the foyer—perfect for working from home. The cozy LIVING ROOM sets the vibe with a FIREPLACE, while the open-concept KITCHEN boasts a CENTRAL ISLAND, MODERN CABINETRY, SPICE KITCHEN and easy flow into the dining area—plus a convenient 2PC BATH. Head upstairs to find a MASSIVE BONUS ROOM—ideal for movie nights or play space—plus 3 BEDROOMS and 2 FULL BATHS. The PRIMARY SUITE is your private getaway with a 4PC ENSUITE and WALK-IN CLOSET, while the other two bedrooms are bright, spacious, and share another 4PC BATH. But wait—there™s more! The BASEMENT comes with WALK OUT ENTRANCE and is already finished with a HUGE REC ROOM, an EXTRA BEDROOM, 3PC BATH, and loads of STORAGE & UTILITY space. STORAGE SPACE IS A DEN THAT CAN BE USED AS A BEDROOM!! BASEMENT CAN EASILY BE TURNED TO LEGAL/ILLEGAL SUITE (subject to city



approval). Hail Damage will be fixed! BRAND NEW ROOF WILL BE INSTALLED WITH WARRANTY INCLUDED (from the hail damage)! Tucked away on a quiet cul-de-sac, this home offers peace and privacy. Plus, youâ€™re just steps from a PLAYGROUND and nestled in the heart of one of NW Calgaryâ€™s most loved communities. THIS ONEâ€™S A TOTAL PACKAGEâ€”COME SEE IT IN PERSON & FALL IN LOVE!

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240241    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,984       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 352 Hidden Valley Manor Nw |
| Subdivision | Hidden Valley              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 5V5                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)

Appliances Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Gas Oven

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Full, Walk-Out

### Exterior

Exterior Features Other

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 16th, 2025

Days on Market 1

Zoning R-CG

### Listing Details

Listing Office Real Broker

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