

# \$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). BRAND NEW ROOF WILL BE  
INSTALLED WITH WARRANTY INCLUDED!  
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	2
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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