

\$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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