

# \$650,000 - 188 Hidden Valley Manor Nw, Calgary

MLS® #A2212167

**\$650,000**

3 Bedroom, 4.00 Bathroom, 1,531 sqft  
Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

Welcome to 188 Hidden Valley Manor, a perfect family home in one of Calgary's most sought-after communities! This bright and spacious 3 bedroom, 3 bathroom home is flooded with natural sunlight, creating a warm and inviting atmosphere for your family to enjoy. Upon entering this home, the main floor highlights stunning backyard views that extends the entire back length of the home from kitchen to living area. The backyard is ideal for outdoor family gatherings, complete with a large deck and maintenance-free fencing. There is also main floor laundry off the garage entry.

Upstairs there are 3 proper bedrooms including the primary bedroom, a peaceful retreat with a 4-piece ensuite and a walk-in closet, offering both comfort and privacy for parents.

The partially finished basement provides opportunity for a additional bedroom and bathroom. Outside, your kids will love the convenience of living right next to the Hidden Hut Playground, baseball diamond, hockey arena, and community centre - perfect for sports and outdoor activities. Plus, the community features excellent nearby schools and an abundance of green spaces for outdoor play and family strolls.

For weekend adventures or some time on the links, you'll appreciate being just a short drive from both Nose Hill Park and Country



Hills Golf Club. With quick access to Beddington Trail, Country Hills Boulevard, and Stoney Trail, commuting and getting around the city is a breeze. Recent upgrades, including a new roof, fresh carpets, paint, and front porch mean this home is ready for your family to move in and make it their own. Don't miss this opportunity to create lasting memories in a home that truly suits your family's lifestyle!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212167    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,531       |
| Acres          | 0.10        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 188 Hidden Valley Manor Nw |
| Subdivision | Hidden Valley              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 5V6                    |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |

# of Garages 2

## Interior

Interior Features Closet Organizers, Open Floorplan, See Remarks, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Range, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings, Freezer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Tile, Glass Doors  
Has Basement Yes  
Basement Full, Partially Finished

## Exterior

Exterior Features None  
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, See Remarks, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed April 17th, 2025  
Days on Market 13  
Zoning R-CG

## Listing Details

Listing Office Comox Realty

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