

121 Hidden Valley Villas NW Calgary, Alberta

MLS # A2166322



\$345,000

Division:	Hidden Valley		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	791 sq.ft.	Age:	1997 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: None

This well-laid-out 4-level split townhouse offers a fantastic amount of living space in a charming, well-maintained END UNIT, perfect for families or those seeking extra room. Situated in the pet and family-friendly complex of The Willows, this home impresses right from the start with its ABUNDANT NATURAL LIGHT thanks to an array of large windows. The open-concept floor plan creates a spacious feel, with a large living room and adjoining dining area featuring easy-to-maintain laminate flooring. The kitchen is roomy and fully equipped with all appliances, offering plenty of space for preparing meals. Upstairs, you'll find a generous primary bedroom with a WALK IN CLOSET, and a 4-piece bathroom that includes both a separate tub and separate shower stall plus a second bedroom. One of the standout features of this home is the WALK OUT Lower level, which opens directly onto the PRIVATE BACKYARD PATIO, perfect for outdoor relaxation or entertaining. This level also boasts a huge family room complete with an attractive gas fireplace and a large walk-in closet for extra storage. The basement remains unfinished, offering a blank canvas for your creative ideas. With 10-foot ceilings on the main and the warmth of the gas fireplace in the second living room, this townhouse balances style and comfort beautifully. Located close to schools, shopping, and major routes like Deerfoot Trail and Country Hills Boulevard, this home offers easy access to the rest of the city while maintaining a sense of community. Just across the road from Country Hills Golf Course, various parks and walking paths, Vivo Centre, this is perfect to compliment your active lifestyle and love of the outdoors. Ample big box retail chains and restaurants offer many choices for shopping and dining.