



**Tao Guo**  
 SKYROCK REALTY & MANAGEMENT LTD.  
 terryguo31@gmail.com  
 Cell: 403-828-6689

**Calgary/Hidden Valley**

**40 HIDDEN SPRING CL NW**

**\$399,900**

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 4 / Ttl: 4
- Bathrooms:** Full: 3 / Half: 1
- Rooms Above:** 7
- Floor Area:** 150 SqM / 1,614 SF
- Year Built:** 1996
- Taxes:** \$2,264 / 2010
- Possession:** 30 Days negotiable



RARE TO FIND: 4 bedrooms, 3.5 bathrooms, fully finished WALK-OUT basement, steps away from the schools (Public, Catholic), public transit, minutes away from shopping and 15 to Downtown - QUICK POSSESSION AVAILABLE. What you will get: 4 bedrooms upstairs, unique, huge master with 10ft ceilings, bay window & ensuite with soaker tub & french door; kitchen with white cabinets, crown molding, breakfast bar and bright nook leading on to the deck. Fully finished, bright walk-out basement, spacious backyard with fruit shrubs, fully fenced. Upgrades in this home include: Gleaming hardwood floors (brazilian walnut), knock down ceilings, rounded, soft corners, stairs with landings, bbq hookup to natural gas and french doors... You will love this home and great location. Arrange your private viewing today!



- Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener-2 Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings-All
- Features:** Balcony, Deck, No Smoking Home, Porch
- Parking:** Enclosed: 2 Total: 4 Double Garage Attached

