



*Newly installed  
gorgeous hardwood  
floors.*



*Brimming with  
appeal, two-tiered  
counter, full size  
sparkling white  
appliances including  
a gas stove.*



*A fireplace...a true  
focal point.*



*An enormous  
pie-shaped south  
backyard, fully  
fenced with a deck  
measuring the full  
width of the house.*

*Welcome to  
131 Hidden Spring Mews N.W.*



**249-4322**

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## *Overview*

We have numerous features of this home making it superior to others...the location; with various schools nearby, a district surrounded by green-space; a home located on a cul-de-sac; and an enormous pie shaped south backyard. The abundance of south-facing windows on all levels makes this home light and bright. A significant feature of this home is the plan, ensuring efficient use of space allowing you to enjoy the open rooms designed in the Great-room concept. The numerous highlights of this home include the newly installed hardwood floors, a showpiece gas fireplace surrounded by tile and an oak mantle in the Great-room, and a kitchen with a two-tiered counter, and a gas stove. Just beyond the dining area is an over-sized deck measuring the full width of the house surrounded by built-in seating and a concrete pad for a future hot-tub. The three upper bedrooms are generously proportioned with large closets. The master offers a large walk-in closet and four-piece en-suite.

This home offers exceptional value...located in a quiet location in the desirable neighborhood of Hidden Valley; with easy access to major thoroughfares and a wide variety of shopping opportunities.

## *Curb Appeal and landscaping*

Soak in the lovely curb-appeal as you approach your new home, a superior quiet cul-de-sac location. The precious south-facing pie-shaped is enormous; it is fully landscaped and fenced and is spacious enough accommodate additional parking without compromising the size. The deck is equally large, measuring the full width of the house, surrounded by built-in seating and a poured concrete pad directly beside for a future hot-tub. The poured concrete is also found directly beside the house ensuring a well-groomed side yard.

## *Main Floor...Great Room*

Special touches are prevalent in this well designed home. The foyer/landing greets your guests with spaciousness. The main living area of the home is designed in the "great-room" concept providing ample space for large gatherings.

This area is very open created by the combination of principle rooms. This room is brimming with a variety of focal points; newly installed hardwood flooring; the wall of south-facing windows, and the showpiece fireplace surrounded by tile and an oak mantle.

## *Kitchen and Dining Area*

Meal preparation is a breeze in this kitchen that balances beauty and functionality. This is accomplished by the upgraded counter-tops and two-tiered counter creating a casual eating area. We also offer a gas stove...a gourmet's delight and sparkling white full sized appliances. The u-shaped kitchen has an abundance of cabinetry and counter-tops offering ample working areas. The double stainless steel sink is graced by another large window, making this a light and bright kitchen. The combination of the kitchen and dining area allows ease of entertainment and interaction with your guests, as you put those final touches on that special meal. Equally important is the easy access from the principle rooms to your south-facing deck, measuring the full width of the house.

## *Bedrooms and Baths*

We know you will be pleased with the size of these upstairs bedrooms. The master bedroom is enormous and has a large walk-in closet, large enough to fit your most lavish wardrobe. The other upper bedrooms are also very spacious and have generously sized closets, for all your clothing needs. No waiting...we have a four-piece en-suite bath; a four piece on the upper, and two-piece on the main.

## *Amenities*

This home is steps from schools and green space, located on a cul-de-sac in the established district of Hidden Valley. It is an easy drive to nearby shopping opportunities and a variety of entertainment options. We are also in close proximity to major thoroughfares including Deerfoot Trail.

**To view a virtual tour, additional pictures and further information on the property please visit my website at [www.calgaryconnection.com](http://www.calgaryconnection.com) or contact Real Phaneuf at 249-4322.**