



THE
A-TEAM

**RE/MAX
FIRST**

109 HIDDEN CREEK Rise, Calgary T3A 6L4

MLS®#: **A2125630** Area: **Hidden Valley** Listing Date: **06/09/24** List Price: **\$479,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2002**
 Lot Information
 Lot Sz Ar: **2,045 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,389**
 Low Sqft:
 Ttl Sqft: **1,389**

DOM

99
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **No Smoking Home,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 10`8"	Dining Room	Main	9`6" x 8`7"
Kitchen	Main	12`0" x 11`2"	2pc Bathroom	Main	4`8" x 4`11"
Foyer	Main	14`2" x 5`8"	Bedroom - Primary	Second	10`6" x 14`2"
4pc Ensuite bath	Second	5`10" x 7`9"	Walk-In Closet	Second	4`11" x 5`6"
Bonus Room	Second	11`3" x 12`2"	4pc Bathroom	Second	7`9" x 4`11"
Bedroom	Second	11`2" x 12`10"	Bedroom	Second	9`8" x 11`0"
Other	Basement	13`2" x 19`9"	Other	Basement	11`6" x 6`0"

Legal/Tax/Financial

Condo Fee:
\$339

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d75

Legal Desc: **0214015**

Remarks

Pub Rmks: **Welcome to this charming home in Hidden Valley! This delightful two-story semi-detached home welcomes you with a vaulted entryway and an open floor plan perfect for gatherings. Enjoy maple hardwood floors on the main level alongside a corner electric fireplace, ideal for cozy evenings. The kitchen features ceramic tile flooring, a corner walk-in pantry, and a raised eating bar, making it a functional and stylish space. Upstairs, discover three spacious bedrooms and a central open area suitable for various purposes, from a study nook to extra seating. The master bedroom boasts its own ensuite and walk-in closet. Outside, relax on the front porch or enjoy a BBQ on the private back deck, surrounded by peaceful greenery. This 87-unit complex offers a blend of community and privacy, with charming front porches and back yard decks. The neighborhood of Hanson Ranch, with its pathways, ponds, and playgrounds, provides ample opportunities for outdoor enjoyment. Plus, with easy access to Stoney Trail. Book the showing with your realtor and make this to your new home, where comfort and convenience await!**

Inclusions: **None**
Property Listed By: **Homecare Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123