



THE
A-TEAM

**RE/MAX
FIRST**

115 HIDDEN CREEK Cove, Calgary T3A 0L8

MLS®#: **A2152370** Area: **Hidden Valley** Listing Date: **07/25/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **1,754 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,369**
 Low Sqft:
 Ttl Sqft: **1,369**

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Rectangular Lot, Views**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Built-in Features, High Ceilings, Kitchen Island, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`3" x 12`11"
Breakfast Nook	Main	9`11" x 7`9"
Bedroom	Upper	9`2" x 8`9"
Game Room	Basement	12`6" x 12`5"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	11`0" x 9`1"
Bedroom - Primary	Upper	12`1" x 10`4"
Bedroom	Upper	9`1" x 8`9"
4pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$379

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **0311230**

Remarks

Pub Rmks: **Location, Location, Location!!! Fabulous location backs onto the Natural Ravine in Hanson Ranch with Nice Views. This Stylish END unit with Walkout Basement in this secluded townhome complex offers you Brand New Vinyl Plank Floors, New Interior Paints, and New Stainless Steel Kitchen Appliances. The bright and inviting living room has a 12.6 feet high ceiling with a SE Facing, and easy access to the balcony to enjoy the beautiful ravine view. Gourmet Kitchen with centre island and ample kitchen cabinets next to the Breakfast Nook with built-in shelves, a 2 piece powder room & laundry room is located on the same level. With 3 spacious bedrooms and 2 full baths on the top level, the master bedroom is big with breathtaking views and has its own 4 piece ensuite. The fully finished walkout basement finished with a recreation room. Steps outside to enjoy your private patio retreat and perfect for your children to play and hang out. Great Location: green space and walking/bike paths right behind the complex, walking distance to shopping center with healthcare services, restaurants, grocery stores and various golf courses nearby. Short drive to downtown Calgary, YYC Airport, Stoney and Deerfoot Trail. Don't miss this amazing community of Hanson Ranch. Won't last!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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









