



THE
A-TEAM

**RE/MAX
FIRST**

78 HIDDEN CREEK Heights, Calgary T3A 6K9

MLS®#: **A2154227** Area: **Hidden Valley** Listing Date: **08/02/24** List Price: **\$899,000**
 Status: **Active** County: **Calgary** Change: **-\$31k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,768 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,334**
 Low Sqft:
 Ttl Sqft: **2,334**

DOM

47
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Level, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 19`0"	Family Room	Main	9`5" x 15`5"
Kitchen	Main	14`9" x 13`3"	Dining Room	Main	8`11" x 12`11"
2pc Bathroom	Main	5`8" x 4`10"	Bedroom - Primary	Upper	13`11" x 17`11"
Bedroom	Upper	9`11" x 12`8"	Bedroom	Upper	9`6" x 12`7"
4pc Bathroom	Upper	4`11" x 9`2"	5pc Ensuite bath	Upper	9`3" x 10`8"
Laundry	Main	5`8" x 7`11"	Bedroom	Basement	13`4" x 8`11"
Bonus Room	Upper	14`10" x 19`0"	Bedroom	Basement	12`6" x 8`11"

**4pc Bathroom
Furnace/Utility Room**

**Basement
Basement**

**7`11" x 4`11"
14`10" x 12`8"**

**Kitchenette
Flex Space**
Legal/Tax/Financial

**Basement
Basement**

**5`8" x 16`2"
16`2" x 18`5"**

Title:
Fee Simple
Legal Desc:

0210683

Zoning:
R-C1

Remarks

Pub Rmks: **Open House Sept 14, Saturday 1:00-4:00pm. Welcome to this spent \$160K fully renovated 3,332 sq. ft., five-bedroom, two-story home with a legal secondary suite home. Experience the convenience of living upstairs while renting out the basement for added income, blending comfort with luxury. As you step inside, you'll be greeted by an open foyer with a floating cabinet. The spacious family room seamlessly connects to the upgraded kitchen, which features modern white cabinets, a large center island, waterfall quartz countertops and backsplash, and high-class stainless steel appliances, including a built-in microwave and oven. The family dining area leads to a deck overlooking a private backyard. Completing the main floor is a half bath with a full vanity and two separate laundry sets. Upstairs, you'll find a bright and spacious primary bedroom with a large walk-in closet and a modern full 5-piece ensuite. The ensuite includes a stand-alone jetted tub, a separate shower, and a double vanity. There are two additional generous-sized bedrooms, a bright bonus room for family gatherings, and a second 4-piece bathroom. The professionally finished brand-new legal secondary basement includes a very spacious family room, a kitchen, two bedrooms, and a 3-piece bathroom. The fully fenced, private, landscaped backyard is perfect for entertaining from spring to fall. Additional highlights of this incredible family home include hardwood plank floors throughout whole house, 9' ceilings on the main level, upgraded lighting and plumbing fixtures, and stainless steel appliances. With five exceptionally large bedrooms, this home is ideal for growing families or extended family living. The home also boasts new kitchen cabinets, LED pot lights on all three floors, smart switches, premium paint throughout, upgraded faucets, smart locks, new blinds, and a renovated basement with a new kitchen countertop, sink, venting, and flooring. Situated on a quiet circle street, this home is conveniently located near public and Catholic schools, city transit, Creekside, Sage, and Nolan Hill Malls, as well as the restaurants and stores along Country Hills Boulevard.**

Inclusions:
Property Listed By: **N/A
TrustPro Realty**

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











