

\$495

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: 0110578

Remarks

Pub Rmks: **Location, Floorplan and Upgrades - this meticulously cared for home has it all! Situated in the desirable community of Hanson Ranch in Hidden Valley, this Hillside Estates townhome backs onto a greenbelt with walking paths that lead to amazing views over NW Calgary. The open concept floorplan in one of the largest in the community (2100+ sq ft) and is developed on all 3 levels. The upgraded kitchen includes quartz countertops, glass tile backsplash, central island, corner pantry, stainless steel appliance package and beautiful hardwood floors. The hardwood floors continue seamlessly into the living room with cozy gas fireplace and garden doors that lead to your own private patio backing onto the greenspace. The laundry room and 2-piece bath share heated tile floors and are conveniently located on the main level. Upstairs has newer carpet throughout and there will be no arguing over who has the largest bedroom as they all are huge! The primary suite has beautiful, vaulted ceilings and windows toward the green space. There is a large walk-in closet as well as a luxurious 4-piece bathroom that includes a separate shower and soaker tub. Bedrooms 2 and 3 also have great closet space, south facing windows and shared a 4-piece bathroom. The basement is complete with a rec room, electric fireplace, plenty of storage space and includes direct access to the double attached garage. This excellent home is surrounded by rolling hillsides, located close to schools, playgrounds & parks, with the Creekside Shopping Centre, golf course & all amenities only a short drive away!**

Inclusions: **TV & Wall Mount in Primary Bedroom**

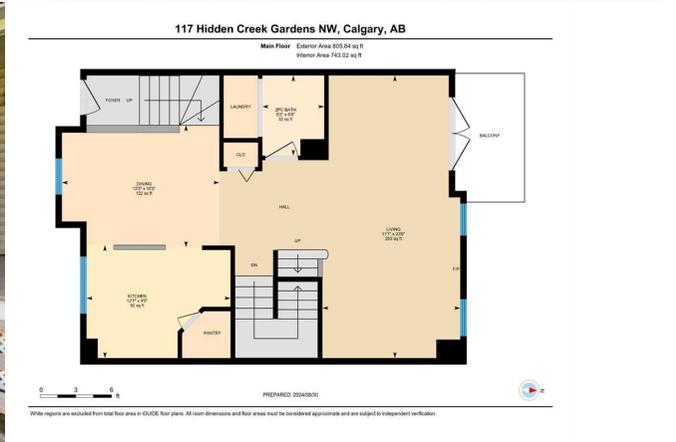
Property Listed By: **Century 21 Bamber Realty LTD.**

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









117 Hidden Creek Gardens NW, Calgary, AB

2nd Floor Exterior Area 803.40 sq ft
Interior Area 711.79 sq ft



PREPARED: 2024/08/20



While regions are excluded from total floor area in GSI/DE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

117 Hidden Creek Gardens NW, Calgary, AB

Basement (Below Grade) Exterior Area 520.34 sq ft
Interior Area 432.21 sq ft
Excluded Area 409.49 sq ft



PREPARED: 2024/08/20



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