



THE
A-TEAM

**RE/MAX
FIRST**

199 HIDDEN CREEK Cove, Calgary T3A 6L8

MLS®#: **A2165211**

Area: **Hidden Valley**

Listing Date: **09/16/24**

List Price: **\$485,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **2,583 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,316**
Low Sqft:
Ttl Sqft: **1,316**

DOM

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

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Corner Lot,Street Lighting,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`3" x 12`10"
Dining Room	Main	11`0" x 6`1"
Laundry	Main	7`7" x 4`11"
Bedroom	Upper	9`10" x 9`2"
4pc Ensuite bath	Upper	
2pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	11`0" x 10`5"
Game Room	Basement	12`8" x 12`0"
Bedroom - Primary	Upper	12`1" x 11`10"
Bedroom	Upper	10`1" x 8`7"
4pc Bathroom	Upper	

Legal/Tax/Financial

Condo Fee:
\$379

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **0311230**

Remarks

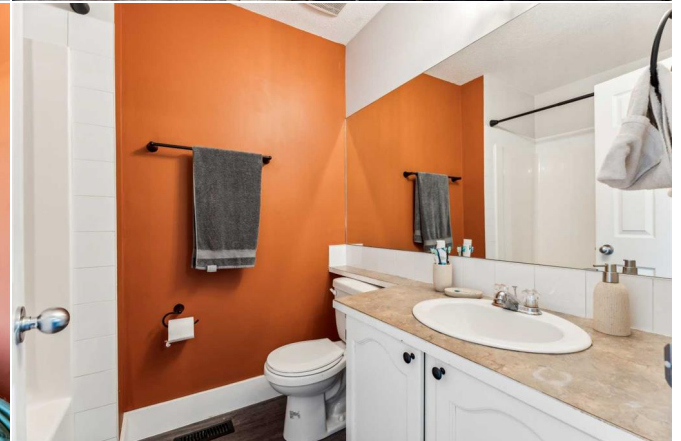
Pub Rmks: **Situated in a quiet corner of NW Calgary, in the mature neighbourhood of Hidden Valley, is your new home! This end-unit townhome backs onto miles of pathways, allowing for beautiful south views from the back deck. Step inside to find an organized entryway with a bench, hooks, and cubbies to keep everything neatly tucked away. Heading up, you'll find a spacious living room with massive windows, high ceilings & durable laminate flooring where you can stretch out and relax. A garden door off this space leads to your back deck with a gas line to enjoy BBQing. The kitchen is light and bright, with loads of storage, a center island, stainless appliances, and a custom nook under a large window for family meals! Also on this level, you'll find a 2-pc powder room, combined with the convenient laundry space that has great shelving and storage. The upper level hosts 3 bedrooms and a shared 4-pc bathroom. The big primary bedroom overlooks the back pathway and opens up to a private 4-pc ensuite. The basement is fully developed with a large rec room perfect for a home gym or an office. With winter on its way, the attached garage will be a bonus, no more scraping windows!**

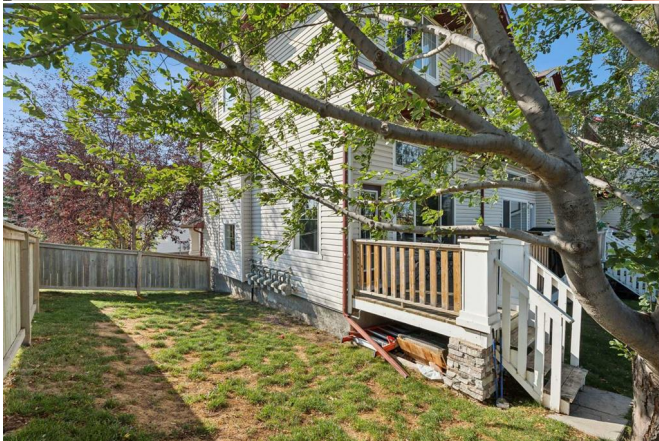
Inclusions:
Property Listed By: **N/A**
CIR Realty

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

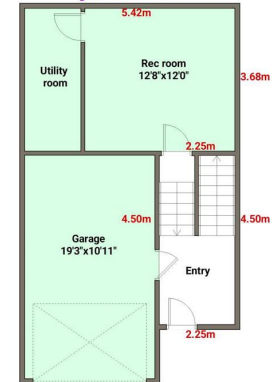








Entry/Basement



Main Level



2nd Level

