



THE
A-TEAM

**RE/MAX
FIRST**

209 HIDDEN CREEK Road, Calgary T3A 6L1

MLS®#: **A2175506** Area: **Hidden Valley** Listing Date: **10/30/24** List Price: **\$894,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **4,596 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,037**
 Low Sqft:
 Ttl Sqft: **2,037**

DOM

22
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Underground Sprinklers,Private,Rectangular Lot,See Remarks**

Park Feat:

Aggregate,Double Garage Detached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Plug-In,Secured,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Oven-Built-In,Range Hood,See Remarks,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Separate Entrance,Stone Counters,Tankless Hot Water,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 6`1"	Dining Room	Main	11`0" x 9`0"
Kitchen	Main	14`2" x 15`2"	Laundry	Main	8`5" x 10`11"
Living Room	Main	15`5" x 12`5"	Office	Main	9`0" x 11`4"
3pc Ensuite bath	Upper	9`5" x 9`11"	4pc Bathroom	Upper	8`7" x 5`0"
Bedroom	Upper	9`1" x 10`4"	Bedroom	Upper	12`10" x 10`4"

Bonus Room
3pc Bathroom
Game Room

Upper
Basement
Basement

13`1" x 12`2"
7`6" x 10`8"
27`3" x 24`3"

Bedroom - Primary
Bedroom
Furnace/Utility Room

Upper
Basement
Basement

16`11" x 12`5"
14`1" x 10`5"
9`9" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0310553

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this breathtaking 4-bedroom, 3.5-bathroom home located in the desirable Hanson Ranch community in NW Calgary's Hidden Valley. This amazing property features over 2700 square feet of air conditioned and thoughtfully crafted living space and has been meticulously renovated to offer an ideal blend of style and functionality. Step into an expansive foyer where 9' knockdown ceilings and custom hardwood flooring stretch across all three levels, enhancing the home's refined yet warm ambiance. The main attraction is the gourmet kitchen, which showcases high-end finishes and professional-grade appliances designed to impress any culinary enthusiast. Prepare meals in style with leather-textured granite countertops, a built-in Sub-Zero fridge, and a 6-burner Wolf gas range. Additional touches like steam & convection ovens and an upgraded hood fan add both beauty and practicality to this space. Adjacent to the kitchen is an inviting living room that creates a perfect environment for relaxing or entertaining guests. This seamless connection between spaces ensures that family and friends can gather comfortably, whether for intimate meals or festive celebrations. The dining area is thoughtfully situated next to a beautiful deck that is constructed from Armadillo composite boards with a water drainage system. This outdoor space is an ideal setting for a morning coffee or alfresco dining. Completing the main level is a functional office space with custom built-in desks & cabinetry. The upper level features a luxurious master suite complete with a spa-inspired bathroom with a rejuvenating steam shower. Additionally, a spacious bonus room awaits, ideal for family movie nights, or a playroom. The 2 other bedrooms on this level are generously sized, offering comfort and privacy for family members or guests. Venture to the walkout lower level, where a well-appointed entertainment area awaits where you can enjoy the newest release or cheer on your favourite sports team. Additionally, this level includes a custom-built wet bar, and games area, creating an inviting space for social gatherings or quiet evenings. A 4th bedroom and a modern 3-piece bathroom complete this level, making it an ideal guest suite or private area for older children. Additional highlights of this home include the warmth of Valor fireplaces on both the main & lower levels, efficient window coverings with UV protection (some electrically controlled), and exposed concrete pathways leading to the well-manicured backyard complete with a newly built lower deck. Automatic underground sprinklers maintain the lush landscaping that surrounds the home. The premium garage door, high-efficiency furnace, and tankless hot water heater ensure comfort & reliability. Enjoy in-floor heating in the primary bathroom, basement bathroom, and entranceway nook—an extra touch that makes chilly Calgary mornings more pleasant. A heated EV ready garage with loft storage and a central vacuum adds to the practicality of this property.

Inclusions:
Property Listed By:

Shed in the backyard
Real Broker

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









