



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**71 HIDDEN CREEK Rise, Calgary T3A 6L3**

MLS®#: **A2177159**

Area: **Hidden Valley**

Listing Date: **11/04/24**

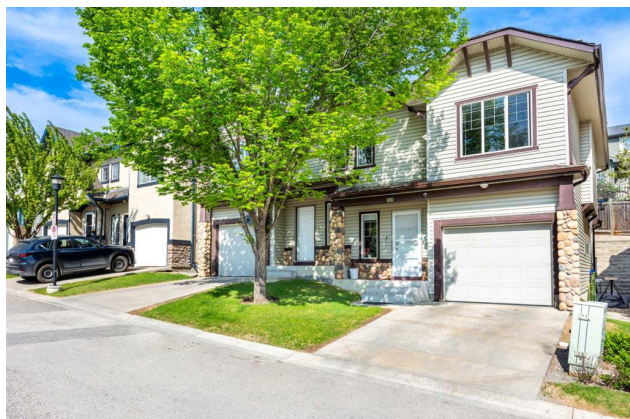
List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,276**

Year Built:

**2002**

Low Sqft:

Ttl Sqft:

**1,276**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**16**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Few Trees,Landscaped**

**Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

**Brick,Vinyl Siding**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Range,Refrigerator,Washer**

Int Feat:

**Chandelier,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 5`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`8" x 4`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 15`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`7" x 5`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 12`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`3" x 14`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 9`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 18`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`7" x 5`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 10`11"</b>
<b>Loft</b>	<b>Second</b>	<b>12`3" x 11`5"</b>
<b>Storage</b>	<b>Basement</b>	<b>19`8" x 20`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$371**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0214015**

Remarks

Pub Rmks: **FULLY RENOVATED | HALF DUPLEX | ATTACHED GARAGE | DESIRABLE LOCATION | Welcome to the Renovated home in the heart of Hidden Valley! This homes has been completely renovated, and providing ample space to grow a family! This Half Duplex home offers 3 Bedrooms 2.5 Bathrooms making it spacious for your family! The main floor is flooded with natural light and boasts a spacious open-concept layout, including a cozy living room with an electric fireplace, a bright dining area with access to the balcony, and a stylish white kitchen complete with a walk-in pantry and newer appliances. Upstairs you'll find three well-appointed bedrooms and two full baths, highlighted by a master suite with a walk-in closet and private ensuite. A loft area with a built-in desk provides the perfect spot for a home office. Monthly condo fees cover grass cutting and snow removal for hassle-free living. Enjoy a prime location just a short walk from bus stops and neighbourhood parks, minutes from the West Nose Creek environmental reserve, and conveniently close to schools, shopping, and major routes like Deerfoot Trail , and Stoney Trail.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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



