

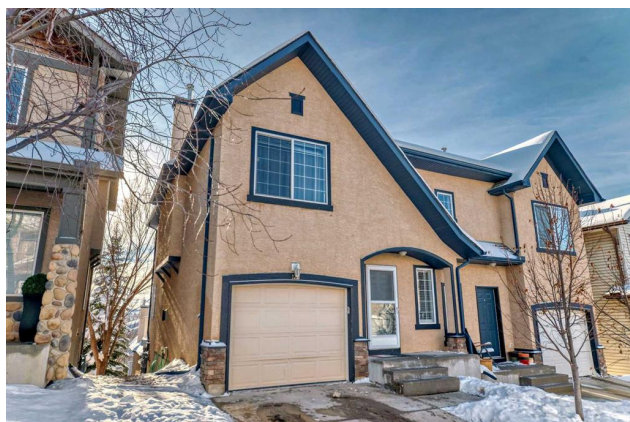


THE
A-TEAM

**RE/MAX
FIRST**

126 HIDDEN CREEK Rise, Calgary T3A 6L4

MLS®#: **A2182264** Area: **Hidden Valley** Listing Date: **12/05/24** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **1,980 sqft**
 Lot Shape:
 Access:
 Lot Feat: **See Remarks**
 Park Feat: **Driveway,Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,414**
 Low Sqft:
 Ttl Sqft: **1,414**

DOM

58
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Ext Feat: **Balcony,BBQ gas line** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 10`10"	Kitchen With Eating Area	Main	10`8" x 11`11"
Dining Room	Main	9`3" x 7`11"	Balcony	Main	7`10" x 9`8"
Bedroom - Primary	Upper	10`4" x 14`3"	Bedroom	Upper	10`11" x 12`9"
Bedroom	Upper	8`9" x 13`2"	Family Room	Lower	19`3" x 10`4"
4pc Ensuite bath	Upper	8`5" x 5`9"	4pc Bathroom	Upper	4`11" x 8`5"
2pc Bathroom	Main	4`8" x 4`11"	3pc Bathroom	Lower	4`8" x 8`3"

Legal/Tax/Financial

Condo Fee:
\$371

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0214015**

Remarks

Pub Rmks: **Welcome to Hidden Valley! This nicely updated walkout home offers over 1,800 sqft of developed space and views you'll enjoy every day. Inside, you'll find newer laminate flooring, fresh paint, and natural light from south-facing windows. The kitchen is spacious, with a corner pantry and stainless steel appliances. The dining area is perfect for hosting dinners, and the adjacent balcony is complete with a gas hookup for your BBQ. The open living room features an electric fireplace for cozy winter evenings. A powder room is conveniently located beside. Upstairs, you'll find a large primary bedroom with 4-pc ensuite and walk-in closet, plus two more roomy bedrooms, another 4-pc bath, and a cozy bonus space—ideal for a reading nook or home office. The finished walk-out basement features a 3-pc bathroom and a versatile flex space for an extra bedroom or rec room. Outside, you'll love to hang out on the south-facing shaded patio. Parking is easy, with a single attached garage, driveway, and visitor spots just steps away. This home is in an unbeatable location close to the West Nose Creek environmental reserve, schools, and quick access to Beddington Tr, Deerfoot Tr, and Stoney Tr. It's the perfect place to call home for young families, downsizers or snowbirds!**

Inclusions:
Property Listed By: **n/a**
eXp Realty

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







