

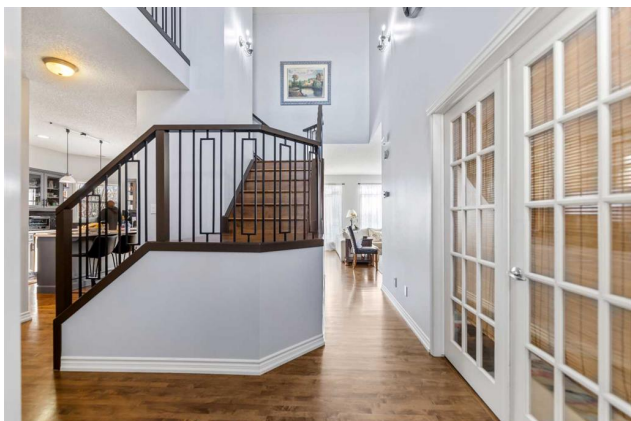


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 HIDDEN CREEK Drive, Calgary T3A 6A5**

MLS®#: **A2182305**      Area: **Hidden Valley**      Listing Date: **12/06/24**      List Price: **\$1,399,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **8,987 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,645**  
 Low Sqft:  
 Ttl Sqft: **2,645**

DOM

**15**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Gazebo**  
 Park Feat: **Concrete Driveway,Garage Faces Front,Parking Lot,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Disposal,Double Oven,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Purifier**

Int Feat: **Ceiling Fan(s),Central Vacuum,Chandelier,Crown Molding,French Door,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	20`1" x 12`4"	Bedroom	Second	13`6" x 11`6"
Bedroom	Second	11`0" x 9`11"	Bonus Room	Second	15`4" x 20`11"
5pc Ensuite bath	Second	9`9" x 16`9"	4pc Bathroom	Second	9`11" x 6`0"
Laundry	Second	9`11" x 15`9"	2pc Bathroom	Main	6`7" x 3`1"
4pc Bathroom	Basement	8`7" x 6`3"	Kitchen With Eating Area	Main	16`2" x 15`7"

**Dining Room**  
**Bedroom**  
**Den**  
**Furnace/Utility Room**  
**Laundry**

**Main**  
**Lower**  
**Main**  
**Lower**  
**Lower**

**13`0" x 11`4"**  
**11`8" x 13`4"**  
**15`2" x 9`10"**  
**9`0" x 7`1"**  
**6`6" x 3`2"**

**Family Room**  
**Bedroom**  
**Living Room**  
**Kitchen**

**Main**  
**Lower**  
**Lower**  
**Lower**

**20`6" x 16`9"**  
**10`3" x 8`7"**  
**18`3" x 11`7"**  
**12`8" x 3`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Fee Freq:  
**Annually**  
Legal Desc:

**9810590**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**This stunning home is located on a corner lot, backing onto greenspace! From the moment you walk through the front door, you'll be impressed by its soaring ceilings, newly upgraded staircase and rich hardwood floors. The newly upgraded kitchen is graced with quartz counter tops, built-in stainless steel appliances, double wall even and a large island with an eating bar. The formal dining room and living room feature a wall of windows overlooking the peaceful greenspace beyond. In the living room, a show-stopping stone fireplace will be the centerpiece of your entertaining. The master bedroom is a tranquil retreat with a dream walk-in closet and a sumptuous ensuite with heated marble floors, a jetted tub and walk-in glass/tile shower. With a main floor den and a huge bonus room upstairs, your family will have ample space to work and play. The backyard deck will be the scene of many backyard bbqs to come, surrounded by beautiful landscaping. Plus, a triple attached garage means you'll have ample space for all of your toys. Loads of upgrades to this home include roof & smart boards replacements (2022), Kitchen and staircase upgrades (2024), Hot water bottle replacement (2024), deck replacement and gazebo (2022).**

Inclusions:  
Property Listed By:

**Gazebo**  
**URBAN-REALTY.ca**

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

