



THE
A-TEAM

**RE/MAX
FIRST**

71 HIDDEN CREEK Rise, Calgary T3A 6L3

MLS®#: **A2182804** Area: **Hidden Valley** Listing Date: **12/09/24** List Price: **\$489,900**
 Status: **Pending** 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: **2,045 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,City Lot,Few Trees,Landscaped**
 Park Feat: **Off Street,Parking Pad,Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,276**
 Low Sqft:
 Ttl Sqft: **1,276**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Lighting** 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	Room	Level	Dimensions
2pc Bathroom	Main	15`7" x 16`8"	Dining Room	Main	30`7" x 29`6"
Foyer	Main	18`7" x 13`1"	Kitchen	Main	35`3" x 60`8"
Living Room	Main	36`1" x 49`9"	4pc Bathroom	Second	28`2" x 16`8"
4pc Ensuite bath	Second	28`2" x 19`5"	Bedroom	Second	29`0" x 35`10"
Bedroom	Second	36`8" x 42`1"	Loft	Second	40`2" x 37`6"
Bedroom - Primary	Second	36`11" x 47`0"	Storage	Basement	64`6" x 67`0"

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









