

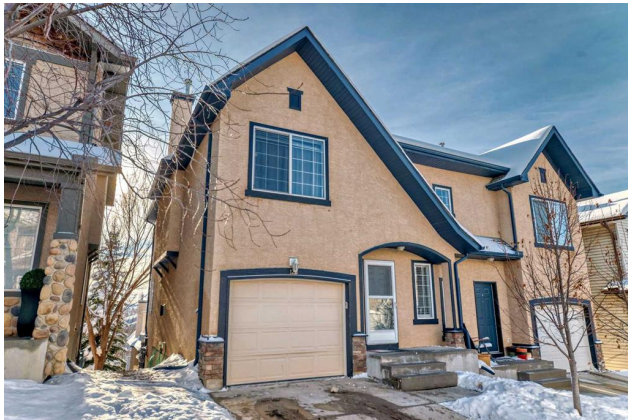


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**126 HIDDEN CREEK Rise, Calgary T3A 6L4**

MLS®#: **A2202220**      Area: **Hidden Valley**      Listing Date: **03/13/25**      List Price: **\$500,000**  
 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**

DOM

**24**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Stone, Stucco, Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$371**      Title: **Fee Simple**      Zoning: **M-C1**  
 Fee Freq: **Monthly**

Legal Desc: **0214015**

Remarks

Pub Rmks: **Some homes just have a good vibe—this is one of them. With over 1,800 sqft of well-designed space, a walk-out basement, and some seriously great views, this place is easy to love. Let's start with the kitchen—it's bright, functional, and has plenty of room to spread out while you cook. There's even a gas hookup on the deck right off the dining area, so grilling season is always within reach. The living room has big windows, an electric fireplace, and enough space to actually relax. A half-bath rounds out the main floor. Upstairs, the primary bedroom has its own bathroom and a walk-in closet (because let's be honest, we all need closet space). Two more good-sized bedrooms, another full bath, and a bonus area give you options—reading nook, home office, or just a place to toss laundry before folding it eventually. The walk-out basement is ready for whatever you need—guest space, movie nights, home gym, you name it. There's also another bathroom down here, so no one has to run upstairs mid-binge-watch. Outside, there's a private patio and a bit of green space to enjoy. Parking is easy with an attached garage (because who likes to scrape ice off their car), a driveway, and extra visitor spots nearby. Plus, getting around is a breeze with quick access to parks, pathways, schools, and Stoney Trail. If you're looking for a home that's comfortable, practical, and just works for everyday life, this might be the one.**

Inclusions: n/a  
Property Listed By: eXp Realty

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



