

109 Hidden Creek Rise NW
Calgary, Alberta

MLS # A2125630



\$479,900

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,389 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this charming home in Hidden Valley! This delightful two-story semi-detached home welcomes you with a vaulted entryway and an open floor plan perfect for gatherings. Enjoy maple hardwood floors on the main level alongside a corner electric fireplace, ideal for cozy evenings. The kitchen features ceramic tile flooring, a corner walk-in pantry, and a raised eating bar, making it a functional and stylish space. Upstairs, discover three spacious bedrooms and a central open area suitable for various purposes, from a study nook to extra seating. The master bedroom boasts its own ensuite and walk-in closet. Outside, relax on the front porch or enjoy a BBQ on the private back deck, surrounded by peaceful greenery. This 87-unit complex offers a blend of community and privacy, with charming front porches and back yard decks. The neighborhood of Hanson Ranch, with its pathways, ponds, and playgrounds, provides ample opportunities for outdoor enjoyment. Plus, with easy access to Stoney Trail. Book the showing with your realtor and make this to your new home, where comfort and convenience await!