

199 Hidden Creek Cove NW
Calgary, Alberta

MLS # A2165211



\$485,000

Division:	Hidden Valley		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,316 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Situated in a quiet corner of NW Calgary, in the mature neighbourhood of Hidden Valley, is your new home! This end-unit townhome backs onto miles of pathways, allowing for beautiful south views from the back deck. Step inside to find an organized entryway with a bench, hooks, and cubbies to keep everything neatly tucked away. Heading up, you'll find a spacious living room with massive windows, high ceilings & durable laminate flooring where you can stretch out and relax. A garden door off this space leads to your back deck with a gas line to enjoy BBQing. The kitchen is light and bright, with loads of storage, a center island, stainless appliances, and a custom nook under a large window for family meals! Also on this level, you'll find a 2-pc powder room, combined with the convenient laundry space that has great shelving and storage. The upper level hosts 3 bedrooms and a shared 4-pc bathroom. The big primary bedroom overlooks the back pathway and opens up to a private 4-pc ensuite. The basement is fully developed with a large rec room perfect for a home gym or an office. With winter on its way, the attached garage will be a bonus, no more scraping windows!