

# **\$569,000 - 496 Hidden Creek Boulevard Nw, Calgary**

MLS® #A2090845

**\$569,000**

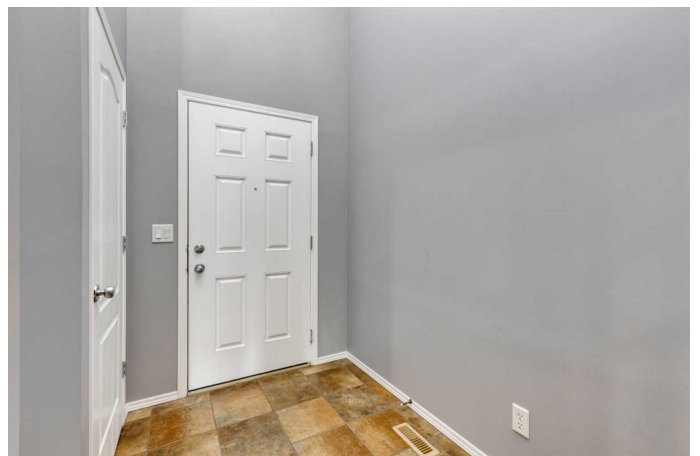
3 Bedroom, 3.00 Bathroom, 1,458 sqft

Residential on 0.08 Acres

Panorama Hills, Calgary, Alberta

Welcome to Panorama Hills ...This 3 bedrooms, 2 storey house is just steps away from a large green space/sports field. The HOME FEATURES 9 FOOT CEILINGS, OPEN CONCEPT MAIN FLOOR, HUGE ENTRY CLOSET AND GENEROUS POWDER ROOM. LARGE CENTRE ISLAND IN KITCHEN, EXPRESSO CABINETS, BLACK/STAINLESS STEEL APPLIANCES, & WALK-IN PANTRY, OVERLOOKING LIVING ROOM WITH ELEGANT GAS FIREPLACE, DINING ROOM WITH SLIDER PATIO DOORS TO SUNNY SOUTH EAST NEWER DECK, LANDSCAPED YARD. UPPER FLOOR BOASTS LARGE MASTER BEDROOM WITH 4 -PC ENSUITE AND WALK IN CLOSET. TWO GOOD SIZEROOMS AND A FOUR PIECE MAIN BATHROOM COMPLETES THE UPPER FLOOR. BASEMENT IS UNSPOILED, PLUS ROUGHED IN PLUMBING, AND LOTS OF STORAGE SPACE. Here are the features for this home: CLOSE TO PLAYGROUND, EASY ACCESS TO DEERFOOT, Stoney Trail to THE AIRPORT. Walking distance to 5-9 CBE Public Middle school. New public Highschool in area. Newly renovated recreation centre. Walking distance to commercial area / grocery store. HOA Includes: Children play area, summer programs, and community enhancements.

Built in 2008



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2090845               |
| Price          | \$569,000              |
| Sold Price     | \$559,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,458                  |
| Acres          | 0.08                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 496 Hidden Creek Boulevard Nw |
| Subdivision | Panorama Hills                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3K 0c2                       |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | None                                                                                                                        |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Gas                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2023 |
| Date Sold      | November 9th, 2023 |
| Days on Market | 9                  |
| Zoning         | R-2                |
| HOA Fees       | 250.00             |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | REAL ESTATE PROFESSIONALS INC. |
|----------------|--------------------------------|

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