

\$489,900 - 96 Hidden Creek Rise Nw, Calgary

MLS® #A2142333

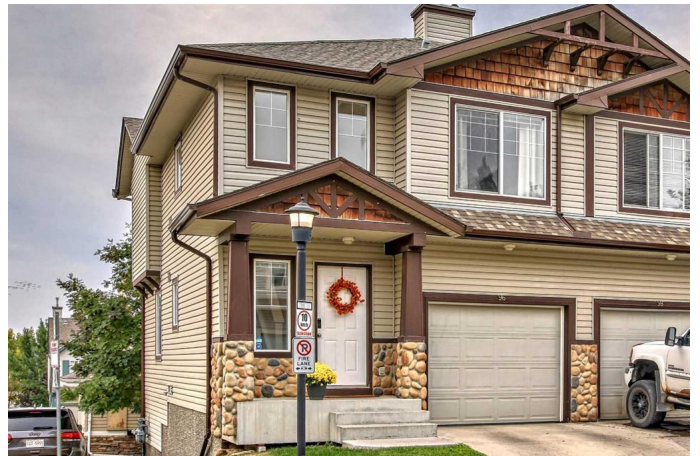
\$489,900

3 Bedroom, 4.00 Bathroom, 1,254 sqft

Residential on 0.04 Acres

Hidden Valley, Calgary, Alberta

Welcome to this beautifully upgraded 3-bedroom, 3-bath duplex with a walkout basement located in the charming area of Hanson Ranch. This home boasts recent upgrades that enhance its comfort, style, and functionality. The Top Level: features brand new carpeting installed in 2021, ensuring a cozy and welcoming atmosphere. Updated light fixtures throughout the level provide both functionality and aesthetic appeal. The master bedroom has walk-in closet with plenty of shelf space and a 3-piece ensuite. Two good-sized bedrooms share the 4-piece bathroom. Additional bonus space is perfect for work or study set up. The main floor is the highlight of this home, featuring a fully updated kitchen with Frigidaire Gallery appliances. Meal preparation and entertaining will be a delight in this modern kitchen with workspace and breakfast bar overlooking the dining and living room. Vinyl plank flooring in the kitchen not only adds to the visual appeal but also ensures easy maintenance. Step outside onto the updated composite wood balcony, where a gas line is available for your barbecue, making outdoor dining and gatherings a breeze. Enjoy the ambiance created by recessed ceiling lighting with dimmable controls. The electric fireplace, blinds, light fixtures and updated baseboards throughout the main floor contribute to the fresh, contemporary look. The walk-out basement has been newly updated and is perfect for various uses. It includes a rec room, wet bar with mini fridge and



additional space for a home gym. The trim and baseboards have been refreshed for a clean and polished appearance and new carpet flooring. The laundry room offers additional storage space and is ready for your own washer/dryer. This smart home is equipped with advanced technology for convenience and security, including front and rear doorbell cameras, Nest smoke detectors (x3), and an Ecobee Thermostat. Feel good with Energy-efficient LED light bulbs and front door digital key lock pad. A new Chamberlain garage door track includes two car door openers, an outside access keypad, and wireless access via a mobile app, securing your vehicle all year round. Enjoy the Vacuflow central vacuum system and Central Air Conditioning!

This Hanson Ranch duplex offers a perfect blend of modern upgrades and smart technology in a serene community setting. With its spacious layout and stylish finishes, it's the ideal place to call home. Don't miss the opportunity to make this exceptional property your own.

Built in 2002

Essential Information

MLS® #	A2142333
Price	\$489,900
Sold Price	\$505,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,254
Acres	0.04
Year Built	2002
Type	Residential
Sub-Type	Semi Detached

Style 2 Storey, Side by Side
Status Sold

Community Information

Address 96 Hidden Creek Rise Nw
Subdivision Hidden Valley
City Calgary
County Calgary
Province Alberta
Postal Code T3A6L5

Amenities

Amenities Parking, Snow Removal, Tras
Parking Spaces 2
Parking Driveway, Garage Door Oper

Interior

Interior Features Bar, Breakfast Bar, Central
Kitchen Island, Open Floor
Remarks, Separate Entrance

Appliances Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan,
Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room, Mantle

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features None

Lot Description Back Yard, Corner Lot, Few Trees, Gentle Sloping, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2024

Date Sold July 6th, 2024



Days on Market	17
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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