

\$524,900 - 117 Hidden Creek Gardens Nw, Calgary

MLS® #A2162037

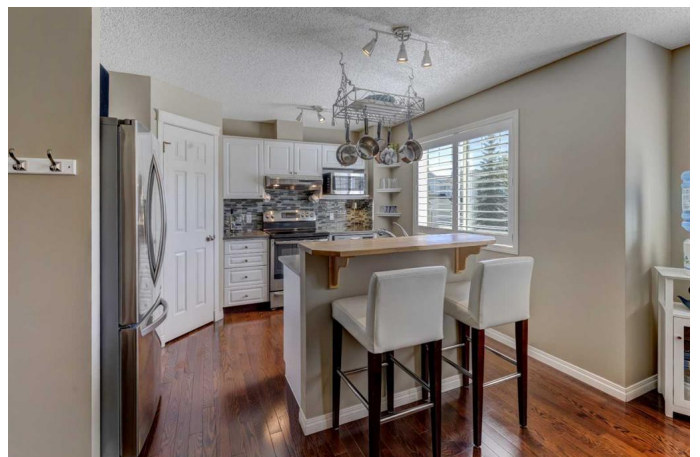
\$524,900

3 Bedroom, 3.00 Bathroom, 1,609 sqft

Residential on 0.04 Acres

Hidden Valley, Calgary, Alberta

Location, Floorplan and Upgrades – this meticulously cared for home has it all! Situated in the desirable community of Hanson Ranch in Hidden Valley, this Hillside Estates townhome backs onto a greenbelt with walking paths that lead to amazing views over NW Calgary. The open concept floorplan in one of the largest in the community (2100+ sq ft) and is developed on all 3 levels. The upgraded kitchen includes quartz countertops, glass tile backsplash, central island, corner pantry, stainless steel appliance package and beautiful hardwood floors. The hardwood floors continue seamlessly into the living room with cozy gas fireplace and garden doors that lead to your own private patio backing onto the greenspace. The laundry room and 2-piece bath share heated tile floors and are conveniently located on the main level. Upstairs has newer carpet throughout and there will be no arguing over who has the largest bedroom as they all are huge! The primary suite has beautiful, vaulted ceilings and windows toward the green space. There is a large walk-in closet as well as a luxurious 4-piece bathroom that includes a separate shower and soaker tub. Bedrooms 2 and 3 also have great closet space, south facing windows and shared a 4-piece bathroom. The basement is complete with a rec room, electric fireplace, plenty of storage space and includes direct access to the double attached garage. This excellent home is surrounded by rolling hillsides, located close to schools, playgrounds



& parks, with the Creekside Shopping Centre,
golf course & all amenities only a short drive
away!

Built in 2001

Essential Information

MLS® #	A2162037
Price	\$524,900
Sold Price	\$517,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.04
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	117 Hidden Creek Gardens Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6J4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 20th, 2024
Days on Market	17
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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