



GRASSROOTS
REALTY GROUP

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105 Hidden Creek Circle NW
Calgary, Alberta

MLS # A2232388



\$725,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,845 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 105 Hidden Creek Circle, a beautifully maintained two-storey home located on a quiet street in the sought-after area of Hanson Ranch inside of Hidden Valley. Offering four bedrooms and three and a half bathrooms, this thoughtfully designed home provides over 2,500 square feet of comfortable and functional living space. The main floor features an open-concept layout that seamlessly connects the kitchen, dining, and living areas—ideal for entertaining family and friends. Enjoy elegant hardwood flooring, granite countertops, a cozy gas fireplace, and high-end stainless steel appliances including a gas range. A spacious landing area off the double garage includes a two-piece bathroom and convenient main-floor laundry. Step outside from the dining area into your own private backyard retreat. A two-tiered deck surrounded by mature trees offers exceptional privacy and the perfect space to relax or host summer gatherings. Upstairs, a large bonus room provides a great space to unwind. The primary bedroom is generously sized and includes a walk-in closet and a private four-piece ensuite with a relaxing soaker tub. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement adds even more space with a large recreation area, a fourth bedroom, a three-piece bathroom, and a sizeable storage room—ideal for all of your seasonal items. Additional features include central air conditioning and a spacious two-car garage. This is a fantastic opportunity to own a turn-key home in one of Calgary’s most desirable family-friendly communities.