



GRASSROOTS
REALTY GROUP

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52 Hidden Creek Terrace NW
Calgary, Alberta

MLS # A2232455



\$799,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,916 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions:	2nd Fridge
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Welcome to Hanson Ranch—a serene and peaceful community with convenient access to all desired amenities, Stoney Trail and Calgary airport. Ideal for families: linked to a network of walking/biking paths, ponds and playgrounds with easy access to several schools close by. This renovated split level home boasts bright cabinetry, GRANITE countertops, 2 fridges, induction stove, laminate flooring, soaring 15-foot ceilings, and an open layout ideal for young families. Our residence features 4 bedrooms, 3 full bathrooms a main floor kitchen, living room and dining area, a third-level with great room, gas fireplace, 4th bedroom/office, 3 pc bath/laundry and bar area, PLUS a newly completed fourth-level media/rec room with custom "up firing" lights and a spacious children's play area. Recent upgrades include: NEW siding, shingles(class 4) eaves, an on-demand hot water system, and appliances(2024) Additional features such as water softener(2024) radon system, garage door and opener(2024) air conditioning, and rear irrigation. The expansive rear deck is surrounded by trees for added privacy and is just steps away from parks and bike paths. Seize this opportunity to make Hanson Ranch your home!