



**GRASSROOTS**  
REALTY GROUP

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## 137 Hidden Creek Gardens NW Calgary, Alberta

**MLS # A2232902**



# \$479,900

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 468
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1 d75
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to 137 Hidden Creek Gardens NW, a beautifully appointed 2 storey townhome tucked away in the scenic enclave of Hanson Ranch. From the moment you arrive, you'll love the charming covered front porch, the spacious double front-attached garage with a full driveway (room for 4 vehicles), and the quiet location backing directly onto a ravine, with sweeping valley and golf course views and no neighbours behind. Inside, this 1,500 sqft home offers a smart, functional layout perfect for families or empty nesters alike. The main floor is bright and inviting, with newer luxury vinyl plank flooring, a central fireplace that defines the living and dining areas, and sunny southeast exposure that fills the home with natural light. The kitchen and dining room overlook the peaceful ravine, adding tranquility to your daily routine. The kitchen features a central island with breakfast bar seating, a corner pantry for added storage, and a large picture window with stunning views. Enjoy a scenic oasis on your private deck with natural gas line. A main-floor half bath with laundry adds convenience for busy households. Upstairs, you'll find three generously sized bedrooms, including a large primary suite with vaulted ceilings, gorgeous views, and a private ensuite featuring a jetted soaker tub and stand alone shower. A second full bathroom completes the upper level, making this layout ideal for families, guests, or shared living. The unfinished basement provides ample storage or potential for future development, depending on your needs. This home sits in a well managed complex known for its peaceful atmosphere and pride of ownership. You're just minutes to schools, shopping, and Stoney Trail, making commuting and errands a breeze. And when it's time to unwind, you're steps from the ravine's walking paths, serene green spaces, and the natural beauty that defines

Hanson Ranch. If you're looking for a home that combines stunning views, modern comfort, and unbeatable location, this is it. Don't miss your chance to own a piece of one of northwest Calgary's most beloved communities.