



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**59 Hidden Creek Rise NW**  
**Calgary, Alberta**

**MLS # A2233494**



**\$475,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home		

**Inclusions:** NA

Step inside to this pristinely maintained private semi-detached home where comfort, privacy and serenity come together. Enjoy the "lock & leave" lifestyle with exterior maintenance covered, but kick back and bask in the secluded feeling of a private deck and set-back location of this semi-detached home. Lovely hardwood floors throughout the main living area, granite countertops and a bright kitchen lead out to a private deck with no back neighbours and plenty of greenery. Upstairs you'll find 3 sizable bedrooms, an ensuite and additional bathroom. The landing offers a great space for office/desk usage. The fully finished basement offers a cozy entertaining space, as well as laundry and storage. Upgrades and bonuses you likely won't find elsewhere include a private driveway (not shared with your neighbour), new windows, new fridge & dishwasher, new microwave hood fan and a new hot water tank. Fantastic ready-to-move-in home awaiting your presence! Book your showing today.