



GRASSROOTS
REALTY GROUP

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95 Hidden Creek Rise NW
Calgary, Alberta

MLS # A2235887



\$449,900

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,378 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this bright and quiet south-facing half-duplex with nearly 1,900 sq.ft. of well-designed living space across three levels—ideal for families, couples, or anyone looking for a comfortable and functional home in the desirable Hanson Ranch community. Step inside to a warm foyer with soaring 2-storey ceilings that open up the space. The main floor features an open-concept layout where the Living room, Dining area, and Kitchen flow seamlessly together—ideal for both family gatherings and entertaining. The Living room boasts a cozy gas fireplace, while the Kitchen is equipped with a corner pantry, ample counter space, a raised eating bar, and stainless steel appliances including a fridge installed in 2023. Just off the Dining Room, step out onto a private deck—perfect for summer barbecues and outdoor fun. Upstairs you’ll find a handy landing area with a built-in desk—perfect for homework or a small home office. There are three good-sized bedrooms, including a spacious Primary bedroom with a walk-in closet and full ensuite. A second full bathroom serves the other two bedrooms. The fully finished basement adds even more living space with a large Rec room, ideal for play, movies, or extra family time, plus plenty of storage. The attached single garage provides secure parking. This well-managed complex has upcoming improvements already scheduled, including a new deck and roof shingles—giving you peace of mind for years to come. Enjoy the benefits of nearby schools, golf courses, shopping centers, and parks, along with recent in-home upgrades like a newer hot water tank and an electronic air filter for added comfort. Plus, enjoy easy access to Beddington Trail and Stoney Trail for convenient commuting.

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