



GRASSROOTS
REALTY GROUP

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77 Hidden Creek Rise NW
Calgary, Alberta

MLS # A2238220



\$449,000

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,390 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Window Coverings, disconnected fireplace

Discover this fantastic 3-bedroom, 2.5-bathroom home, perfectly situated in the highly sought-after Hidden Creek Village. This home has been meticulously cared for and offers an abundance of space for your family. Step inside and you'll immediately appreciate the bright and open feel of the main level. The kitchen, dining area, and spacious living room flow seamlessly, creating an inviting space for everyday living and entertaining. Upstairs, convenience is a priority. You'll find the laundry room cleverly located in the large open hallway, making chores a breeze. This level also features two good-sized bedrooms, a bathroom, plus a primary bedroom complete with an ensuite bathroom and a walk-in closet. This home has seen some great updates, including new flooring throughout the main floor, an updated main floor washroom and a new roof. The basement is a blank canvas, ready for your personal touch. With plenty of space, you can easily add a rec room, an extra bedroom, or simply utilize it for additional storage. Hidden Creek Village offers an unbeatable location in Calgary. You'll enjoy easy access to Stoney Trail and Beddington Trail, making your commute a breeze. Plus, you're just minutes away from shopping areas and plenty of green space for outdoor enjoyment. Don't miss out on the opportunity to see this amazing home. It truly has something for everyone!