



**GRASSROOTS**  
REALTY GROUP

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**150 Hidden Creek Heights NW  
Calgary, Alberta**

**MLS # A2239453**



**\$1,100,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,679 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Stone, Stucco

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Pool Table, Media Room equipment, irrigation system

Fantastic location in award winning HANSON RANCH on a Cul de sac with south facing back yard overlooking environmental reserve and long views to Nose Hill Park! Walk into this beautiful custom built, open-concept, walk-out bungalow. Two toned vaulted ceiling with arched art-niches and archways throughout the main floor. The gourmet ranch-style kitchen boasts two-tone Maple cabinetry with glass door feature cabinets and soapstone countertops including oversized island with two level divide and undermount sink. Newer stainless-steel appliances including ceramic top stove and corner pantry with hardwood door. Dining area off the kitchen has extra room with bump out for buffet or China cabinet and overlooks the upper wrap around deck with panoramic south views with stairway to yard and access to escarpment and environmental reserve. Living room has corner fireplace with slate surround and oversized arched windows with stunning long views. Master ensuite has raised sitting area with windows on three sides. Four-piece spa-like ensuite includes large corner soaker tub and oversized walk-in shower. Second bedroom/office also on main floor with built in hardwood window bench and adjacent to the recently updated four-piece bathroom. Large mud room leads to oversized garage and laundry room with stacked washer and dryer and exotic hardwood cabinetry and laundry sink. Stairwell with Maple railings and wrought iron spindles leads to fully developed luxury walk out basement. Main family room has custom hardwood wainscoting and pool table with custom made hardwood wet bar. Recently updated three-piece bath has fully tiled walk in shower, vessel sink and heated floor. Double French doors lead to huge hobby area/bedroom with oversized windows overlooking the beautifully landscaped and manicured back yard with a

removable catio (cat patio.) Fourth bedroom is currently being used as an office. Lots of storage in the utility room. The two-tiered custom-made media/theatre room is something to behold with manually placed fiber optics in ceiling and hidden speakers. Beautifully landscaped yard has underground irrigation system. Shingles have been recently replaced. Hanson Ranch is an Estate community set along the sandstone escarpment of Northwest Calgary with homes in harmony with nature and Alberta's proud ranching heritage. Great access to Stoney Trail and all amenities including Creekside Shopping Centre.