



GRASSROOTS
REALTY GROUP

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

184 Hidden Creek Gardens NW
Calgary, Alberta

MLS # A2240089



\$485,000

Division:	Hidden Valley		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	2,072 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Insulated		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Rolling Slope, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 495
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	NONE		

****Open house Saturday Aug 2nd 2-4pm****Home sweet Home! Welcome to this well maintained 2 storey townhouse in Hanson Ranch! Boasts over 2000sqft of develop space, this home offers you a bright open kitchen stairs up from the foyer, where you can find a functional layout with painted cabinets, white appliances, corner pantry, and brand new quartz counter tops including an island of new sink and faucet! Off the kitchen on the same level is a handy 2 pc bathroom with washer/dryer. A spacious family room with balcony access and a gas fireplace with gleaming hardwood floor on the same level. Lots of windows allow tons of natural lights coming through. Enjoy a quite morning/afternoon on the balcony facing the beautiful court yard with gazebo. Up the stairs to 2nd floor, you will find an open den/flex room with window for entertainment, study or computer(can be easily converted into a bedroom). There are 2 oversized bedrooms on this level both with ensuite & walk-in closet! Master bedroom facing east with vaulted ceiling and 2 large windows overlooking the court yard. 5pcs master ensuite features double vanity with new faucets, shower stall and separate soak tub! Double garage also connects the walk-out basement, where you can find a large rec room, furnace room and 2nd patio door leads to the court yard! Property is just professionally cleaned with brand new light fixture, brand new quartz counters and brand new door locks! Shows 10/10! Ready to move-in!