



GRASSROOTS
REALTY GROUP

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47 Hidden Creek Point NW
Calgary, Alberta

MLS # A2246552



\$819,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,086 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home		

Inclusions:	N/A
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Terrific opportunity - price adjusted \$25,000! DON'T MISS THIS BEAUTIFULLY UPGRADED FAMILY HOME in sought-after Hanson Ranch showcasing quality craftsmanship and finishes throughout! Tucked away on a quiet cul-de-sac, this fully developed 2-storey gem offers the perfect blend of peace, privacy, and proximity to amenities. With over 2,800 sq ft of living space, this home is thoughtfully designed for everyday comfort and entertaining. Step inside to a bright and open main floor featuring 9' ceilings, rich hardwood flooring on all three levels, and attractive ceramic tile (brand new in laundry room and guest bathroom), no carpet here! Also note fresh paint on most of the main and upper levels. A front den offers a quiet space for work or study, while the chef-friendly kitchen is sure to impress with upgraded appliances, a walk-through pantry, and a generous dining area. The welcoming Great Room boasts a cozy gas fireplace, perfect for relaxing evenings. A separate mudroom, main floor laundry, and a 2-piece powder room complete this level. Upstairs, the spacious primary suite is a true retreat, boasting an expansive walk-in closet complete with a custom designed storage system and a spa like ensuite with a luxurious soaker tub, separate shower, and dual-sink vanity. Two additional bedrooms and a full 4-piece bath provide ample space for family or guests. The professionally developed walk-out basement (2012) adds great value and expands your living space with a large family room, 4th bedroom, and another full bathroom—ideal for teens, guests, or multi-generational living. Noteworthy features of this home include gleaming hardwood floors throughout, new roof shingles and eave troughs, five new Lux windows (2024) on the upper floor, central air conditioning, high-efficiency furnace with MERV 13 filter, water

softener, radon mitigation system and fully wired for CAT5 throughout. Exterior features include an oversized insulated and drywalled double attached garage and a private, treed, fully fenced backyard with a new composite deck (2018) and a beautiful apple tree. Enjoy immediate access to city transit, scenic ravine pathways, and an expansive green space for year-round outdoor fun including tobogganing, soccer, and more. You are also walking distance to Panatella Square with a grocery store, restaurants, a coffee shop, and more—and just a short drive to Vivo Recreation Centre, Country Hills Town Centre, and two high schools. Don't miss this rare opportunity to own a thoughtfully upgraded, move-in ready family home in one of NW Calgary's most desirable communities!