



**108 Hidden Creek Rise NW  
Calgary, Alberta**

**MLS # A2254321**



**\$447,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Single Garage		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

South-facing walkout with sweeping views and fresh updates! Welcome to 108 Hidden Creek Rise NW, a bright and inviting 3-bedroom semi-detached home in a quiet, professionally managed complex. Freshly painted and completely carpet-free, this home offers modern updates, low-maintenance living, and an attached garage for everyday convenience. The main floor features a stylish open layout with brand-new stainless steel appliances, granite counters, a new backsplash, and an electric fireplace to anchor the living space. Large south-facing windows flood the interior with natural light, while the balcony extends your living area with open views. Upstairs, the primary suite includes a walk-in closet and private ensuite. A generous flex space with built-in desk is ideal for working from home or managing your day-to-day, with two additional bedrooms and a full bath completing the level. The walkout basement is a rare find—bright, spacious, and ready to be finished into a home gym, rec room, or guest space, giving you the chance to add both space and value. Low condo fees cover lawn care and snow removal, so you can enjoy more free time. With quick access to schools, transit, shopping, parks, pathways, and Stoney Trail, this home delivers both convenience and connection to the outdoors. \*Property has been virtually staged.