



GRASSROOTS
REALTY GROUP

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**144 Hidden Creek Gardens NW
Calgary, Alberta**

MLS # A2255756



\$495,000

Division:	Hidden Valley		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,640 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 522
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: NA

Welcome to this partially renovated townhome with double garage where comfort, style, and location come together beautifully. This bright and spacious 3-bedroom, 2.5-bath townhouse offers plenty of thoughtfully developed living space, including a fully finished and recently renovated walk-out basement and a double attached garage. The main floor boasts a welcoming living room with a cozy fireplace, perfect for relaxing or entertaining. The kitchen features a pantry and a raised breakfast bar seating at the island. Convenient main floor laundry adds to the home's functional charm. Upstairs, the oversized primary suite is a true retreat with its vaulted ceiling, generous walk-in closet, and a spa-inspired ensuite complete with a soaker tub—perfect for unwinding at the end of the day. Two additional well-sized bedrooms and a full 4-piece bath complete the upper level. The fully developed walk-out basement is bright and versatile, with direct access to a private, tranquil courtyard—ideal for morning coffee or evening drinks. Just steps from your door, you'll find scenic walking and running paths, a beautiful golf course, and ravine views that make this community truly special.