



GRASSROOTS
REALTY GROUP

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99 Hidden Creek Point NW
Calgary, Alberta

MLS # A2257857



\$1,285,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,025 sq.ft.	Age:	2001 (24 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Greenbelt, I		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	2 x A/C Units, Central Vacuum & Attachments (in as-is condition)		

OPEN HOUSE SUN OCT 5th 12:00 PM to 2:00 PM*** Unobstructed Valley & golf course Views Backing the Ridge in Hanson Ranch! Experience luxury living in this magnificent executive Walk-Out home, perfectly positioned to offer breathtaking, unobstructed valley views. Backing directly onto the picturesque Ridge, this property promises an exclusive and tranquil lifestyle. This stunning two-storey residence boasts over 4,440 sq. ft. of developed living space, making it an ideal sanctuary for large or intergenerational families. From the captivating curb appeal, this stylish yet deeply comfortable home welcomes you with soaring ceilings and exquisite architectural details. The expansive main floor is designed for effortless entertaining, featuring spacious rooms and a seamless flow. The inviting living room centers on a cozy gas fireplace, framed by large, double-height ceilings, and picturesque windows that maximize the serene outlook. A chef's dream, the gourmet kitchen offers a wealth of cabinet and counter space, an enormous island with seating for six, Sub Zero fridge, a separate butler/spice kitchen, and a breakfast nook with stunning views. A formal dining room, a dedicated spacious office, and a practical mudroom with garage access complete this level, along with a conveniently tucked-away powder room. Step out onto the enormous deck directly off the kitchen to enjoy glorious sunset views over the Ridge. The upper level is your dedicated retreat. The spectacular Primary Suite is a true haven, featuring its own private balcony—the perfect spot to unwind with an evening glass of wine. The spa-like 6-piece ensuite features dual vanities, a gorgeous oversized walk-in shower, and a deep soaker tub. Three more generous sized bedrooms (4th bedroom could be used as a bonus room), a beautiful 4-piece main bathroom, and a conveniently located

laundry room ensure comfort for the entire family. The incredible walk-out basement expands your living and entertaining potential, featuring two additional large bedrooms, a 4-piece bathroom, and a massive recreation room w gas fireplace, wrap around wet bar w granite counters. This space opens directly onto a private patio area (rough-in for hot tub w reinforced concrete & 220v wiring), merging indoor and outdoor living. Enjoy immediate access to scenic ravine pathways, and an expansive green space perfect for year-round activities like tobogganing and soccer, views of & quick access to Country Hills Golf Club. This upscale community offers unparalleled amenities, being close to premier shopping, excellent schools, and recreation centre. This executive family home offers too much to list. Check out the 3D tour for more info and book your private viewing today!