



GRASSROOTS
REALTY GROUP

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175 Hidden Creek Gardens NW
Calgary, Alberta

MLS # A2258976



\$525,000

Division:	Hidden Valley		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,507 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 494
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to this extensively renovated and generously sized townhome in the highly sought-after Hanson Ranch area of Hidden Valley, offering over 2,180 sq.ft. of fully developed living space. Perfectly positioned to back onto open green space with sweeping WEST-FACING views, this exceptional property blends comfort, style, and practicality across three thoughtfully finished levels. Completely renovated just three years ago, the home features gleaming HARDWOOD floors on the main level, a modernized kitchen with premium GRANITE counters, custom cabinetry, a walk-in pantry, and a water purification system delivering clean, filtered drinking water. All appliances were replaced at the time of renovation, including a GAS range with Air Fryer oven, refrigerator, microwave, dishwasher, and a high-efficiency tower washer/dryer. The open-concept main floor provides a welcoming living room with a cozy gas fireplace, a bright dining area ideal for gatherings, and access to a private balcony with a natural gas BBQ hookup—perfect for enjoying summer evenings outdoors. At the time of renovation, the entire home was freshly painted and new carpeting was installed on both the upper and lower levels. Upstairs, you’ll find two spacious bedrooms, each with its own ensuite bath. The primary suite is filled with natural light, while its ensuite showcases upgrades including a European-style bidet, custom vanity, and a spa-inspired shower. A versatile bonus room offers flexibility as a TV lounge, home office, or optional third bedroom. The WALK-OUT basement expands the living space with a large recreation room, an additional bedroom with a newly renovated full bathroom, and a separate utility room with furnace and humidifier. Comfort is ensured with central forced-air heating plus electric baseboard heating in the lower level. The double

attached garage is fully drywalled, painted, and enhanced with a fully boarded, lit attic storage area—an uncommon but highly practical feature. Added conveniences include a central vacuum system and fibre internet wiring (Telus-ready). From autumn through spring, enjoy expansive, unobstructed VIEWS across Hidden Valley; while in summer, mature trees provide shade and privacy. Ideally located near parks, pathways, schools, shopping, and offering quick access to Stoney Trail, Deerfoot Trail, and downtown Calgary, this immaculate, move-in ready home is a rare find and absolutely worth viewing.