



GRASSROOTS
REALTY GROUP

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95 Hidden Creek Rise NW
Calgary, Alberta

MLS # A2264186



\$459,000

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,387 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Chandelier, High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 400

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: window coverings, light fixtures, lighted mirrors, chandelier

MOVE IN READY. With this condo unit you have it all!! Stunning totally renovated semidetached unit with 1,800 sq/ft of living space. Embodying contemporary elegance and thoughtful design. Entering the unit you will immediately appreciate the roomy entrance and high ceilings with a stunning chandelier. This unit got new roof and gutters recently as part of a condo project. lots of natural light, beautiful and spacious kitchen with quartz countertops, stainless steel appliances and a convenient pantry. Enjoy the dining area featuring direct access to a private deck. Generous living room space featuring an electric fireplace and a half bathroom at the same level. 3 bedrooms and 2 full bathrooms on the upper level. Laundry facilities are located in the basement for your convenience. Enjoy extra living space with a fully developed basement, use this space as a game room, theatre room, or office. The oversized single car garage features a new epoxy floor with storage capacity very easy to clean, say goodbye to the winter mess in your garage. The renovation project on this unit included upgraded lighting throughout, adding brightness and modernity. Quartz countertops in kitchen, double kitchen sink, new vinyl plank flooring in bathrooms, new bathroom vanities and mirrors and soaking tub for the kids in the shared bathroom. Enjoy a walk-in closet in the primary bedroom. New interior doors, fresh paint and new carpets. This unit has a prime location, very well connected, bus routes, walking distance to schools, shopping mall, banks, supermarkets, pharmacies, gas stations and more. This rare gem will not last long. Book your private viewing today.