



GRASSROOTS
REALTY GROUP

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6 Hidden Creek Rise NW Calgary, Alberta

MLS # A2264961



\$494,900

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,374 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Pantry		

Inclusions: n/a

PRE-INSPECTED | CORNER UNIT | CENTRAL AC | 2 OVERSIZED BEDROOMS (WITH +1 POTENTIAL DEN/EXTRA ROOM) NEW ROOF | GORGEOUS POND VIEW | Welcome Home to Hidden Valley! This beautifully maintained half-duplex offers comfort, style, and unbeatable views right beside a scenic pond. Featuring a brand-new roof (July 2025) with Stucco sidings and central A/C for those warm summer days this home is move-in ready and waiting for you. Step inside to a bright and spacious living room with large windows, dark laminate flooring, and a cozy electric fireplace—perfect for relaxing or entertaining. The open-concept dining area flows seamlessly to your private composite deck, offering stunning pond views year-round. Top notch technology like google nest to control your thermostat, kitchen appliances and security system makes this your dream home. The modern kitchen boasts quartz countertops, rich brown ceiling-height cabinetry, a gas range, Bosch dishwasher, and stainless steel appliances. A walk-in pantry provides ample storage, and a convenient half bath completes the main level. Upstairs, you'll find two OVERSIZED primary bedrooms that can be easily converted into a den or a third bedroom, each with its own 4-piece ensuite and walk-in closet. There's also a computer nook—ideal for a home office—with incredible views of the community pond. Best of all, the entire home is carpet-free for easy maintenance. Central vacuum is also part of this amazing home. The fully finished basement offers additional living space, complete with a modern washer and dryer. An attached garage and driveway provide room for two vehicles. Located in the desirable community of Hidden Valley, this home is close to multiple schools, shopping amenities, and major roadways like Stoney Trail and

Deerfoot Trail. With low condo fees that cover exterior maintenance, you can enjoy a hassle-free lifestyle in a serene setting. Don't miss your chance—book your private viewing today and fall in love with this beautiful home!