



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2269158**



**\$489,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,507 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 522
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub		

**Inclusions:** N/A

This beautifully updated 2-bedroom + den, 3.5-bath townhouse with endless views, offers the perfect blend of style, comfort, and location. Freshly painted throughout, this home welcomes you into a bright, open layout designed for modern living. The gourmet kitchen is a chef's dream — featuring premium finishes, ample cabinetry, and a seamless flow to the dining and living areas, where a cozy fireplace and breathtaking green space views from the dining room create the perfect atmosphere for entertaining or relaxing. Upstairs, you'll find a spacious master retreat with soaring vaulted ceiling, large windows framing those endless views, and a spa-like ensuite that invites relaxation. The second master bedroom also features its own private ensuite, providing comfort and privacy for guests or family. A flex room/den/loft offers versatility — ideal for a home office, reading nook, or creative space. The fully finished walkout basement expands your living space, boasting a second gas fireplace, a large family room, games or gym area, and another full bathroom. Step outside to your private patio and enjoy the serene backdrop of nature — no rear neighbors, just tranquil green space that stretches as far as you can see. This home truly has it all: Style, functionality, and unbeatable views on every level. Move-in ready and meticulously maintained — Close to walking paths, schools, shopping, and transit