

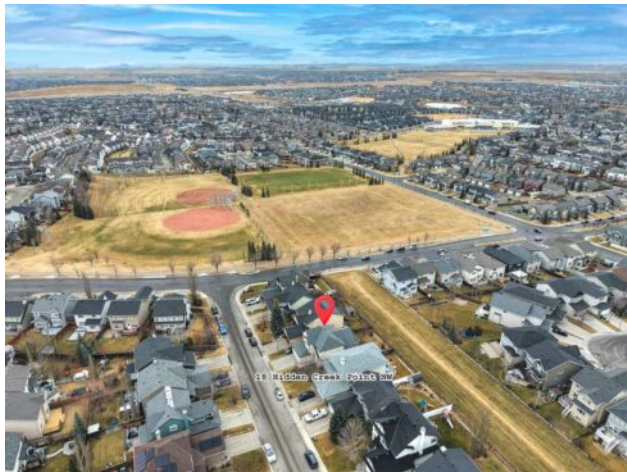


GRASSROOTS
REALTY GROUP

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18 HIDDEN CREEK Point NW Calgary, Alberta

MLS # A2272344



\$778,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,218 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

Backing onto a serene green belt, this cozy and well-kept 2-storey home is located in the highly sought-after community of Hanson Ranch. Offering a total of over 2,200 sq. ft. of living space, the main level features an open-concept design starting with a bright den/office, a spacious formal dining area, and a vaulted gourmet kitchen complete with granite countertops and maple cabinetry. The impressive 17-ft open-to-below living room is highlighted by a beautiful fireplace, while maple hardwood floors flow throughout the main floor. The upper level includes a generous primary bedroom with a 4-piece ensuite, along with two additional well-sized bedrooms. The fully finished basement adds even more value with a large family room featuring an elegant bar, a fourth bedroom, and a third full bathroom. Additional recent upgrades include new window coverings, new stove and fridge, and newly polished hardwood flooring throughout. The home also offers a double attached garage. Ideally located with easy access to Vivo Centre, Superstore, shopping, schools, and public transit. Call today for your private viewing — shows 10/10!