



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2276185



\$474,800

Division:	Hidden Valley		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,490 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 522
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: N/A

Come check out this bright & sunny 3 bedroom up townhome that backs onto the picturesque Nose Creek greenbelt system! With ample space to spread out and grow this home is perfect for the growing family. Featuring 3 oversized upper floor bedrooms, spacious ensuite with soaker tub, laminate flooring, vaulted ceilings, oversized windows, garden doors and a full double car garage. Relax and stay warm during the long cold winter nights with the cozy main floor fireplace while entertaining for friends and family. Enjoy the privacy on the back deck with no neighbours behind and Love the amazing views that you'll get to wake up to everyday. Long walks along Nose Creek trail, visiting ponds, playgrounds and the creek system are just some of the hidden elements of nature that Hanson Ranch has to offer as one of the most scenic and tranquil neighbourhoods you'll find in NW Calgary. Always family friendly and easy to get around make this a true gem of a neighbourhood that few get to call home. Shops and convenience are just steps down the hill. The unfinished lower level gives you options to grow or for extra storage. Access to Stoney and Deerfoot is quick and easy to get you downtown or to the airport. This home is ready for your personal touches and move in ready!