



GRASSROOTS
REALTY GROUP

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**704, 39 Hidden Creek Place NW
Calgary, Alberta**

MLS # A2278955



\$429,900

Division:	Hidden Valley		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,263 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Single Gara		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1 d49
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Built-in Features, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Open House Sunday Feb 1st 1-4 Please Note this is an upper unit. Before you look at any further , this is a must to view. Theres over \$70k in renovations in this unit .This is an upper unit with unparalleled views of Hidden valley ponds and walking paths (currently under a \$1,8 million dollar make over and it will be bigger and better. The owners have an abundance of information pamphlets in the unit for your perusal. Would you love to wake up in the morning and sunder out to your private balcony and enjoy your favorite beverage? watch the sun rise and enjoy your private nature reserve with abundance of wildlife, shall I go further. Here's your opportunity to own one of Calgary's hidden gems. This professionally managed and one of the best financial reserves complex in the city. Top corner floor unit with a large single garage with epoxy concrete floor and shelving. Theres a man door inside the garage to your new home No Packing Groceries outside to get back inside. Spacious landing with low voltage heated floor and walk in storage. a short flight of stairs and you find yourself on the top floor, you'll notice new laminate flooring through the main floor. The kitchen is a dream. granite counter top are 3 ft high for those taller individuals. Kitchen cabinets are built to the ceiling that have lighting both inside the glass door panels and underneath. High end appliance with a convection micro wave /hood fan . There's three large bi fold storage closets as you make your way down the hallway. Your 4 pc Bathroom has the same 3 ft cabinet with matching granite counter top, higher toilet, bathtub with shower , tiled to the ceiling ,sliding glass doors and tiled flooring. Further down the hallway is the mechanical room /laundry. Heading back up into spacious living room to the master bedroom (new carpet) there also a outstanding ensuite, once again with matching granite 3 ft

counters, higher toilet, tub with shower , tiled to ceiling and tiled floor. The second bedroom with new carpet and window that overlooks that impressive nature reserve with ponds. The dining room has vaulted ceiling , Natural gas fireplace with mantel. Newer Low E triple glassed windows through-out. Now for the La Resistance The Balcony!! This balcony is to drool over. It over looks The whole Nature reserve , ponds , walking paths with natural gas hook up to your BBQ, no carting propane bottles anymore. This unit is a Top corner and very secluded. If you miss this property, you miss a lot. The city has undertaken to increase the water flow amongst the 2 ponds .and have separated from West Creek . Its going to be bigger and better once completed. Please ask your favorite agent for info or refer to the City of Calgary web site for more information Hanson Ranch Wetland Improvements all the information is there . This is a pet friendly complex , large dog , no problem or even a couple of dogs (2 pets per unit) You'll also find friendly unit owners who love to walk their pets.