



GRASSROOTS
REALTY GROUP

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157 Hidden Creek Road NW
Calgary, Alberta

MLS # A2282393



\$925,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,310 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: na

Open house Sat Jan 31 and Feb 1 from 1pm-3pm Welcome home! Experience refined living in the exclusive and desirable neighborhood of Hanson Ranch. SET on an EXTRA-DEEP, SE-facing WALKOUT LOT BACKING DIRECTLY ONTO RAVINE offering PRIVACY and a true connection to nature. ALL NEW ROOF, fresh exterior paint, professionally sealed driveway, and many other updates were completed in 2025. Additional highlights include CENTRAL A/C, OVERSIZED DOUBLE GARAGE with plenty of built-in storage, NAT GAS FIREPLACES, and expansive windows with year-round UNOBSTRUCTED NATURE VIEWS on all three levels. The main level is bright and open, featuring hardwood floors, a spacious living room with a fireplace, and large windows showcasing the ravine views. The Chef's dream kitchen flows seamlessly into the dining and living areas, offering granite countertops, stainless steel appliances, ample cabinetry, and a large island—perfect for everyday living and entertaining. Adding convenience is a MASSIVE walk-through pantry and mudroom/laundry area that leads to the oversized insulated garage. Upstairs features a VAULTED bonus room with a cozy FIREPLACE supplemented by LUTRON enabled dimmers for added ambience. Wake up every morning to picturesque NATURE VIEWS in the primary suite which connects to a large walk-in closet and 5-pc ensuite. Completing the upper floor are two bright secondary bedrooms and a spacious full bath. Experience the perfect multi-generational setup in this bright, illegal suite walkout basement. Highlights include a spacious rec room, gym area, and a 4th bedroom serviced by a full bath. The kitchenette is equipped with a stove and hood fan, with a mechanical room already roughed-in for a stackable laundry set. With its high ceilings and separate walkout

entrance, this non-conforming suite offers privacy and comfort for extended family or long-term guests. Outdoors is where this property truly shines. The EXTREMELY RARE 164-FT DEEP LOT backs onto natural reserve with no rear neighbours, offering privacy, mature trees, and a backdrop that changes beautifully with the seasons. The maintenance free deck & patio are ideal for summer evenings and weekend gatherings, while the yard provides space for kids, pets, or quiet relaxation. This is a MUST-SEE property that won't last!