



**120 Hidden Creek Circle NW  
Calgary, Alberta**

**MLS # A2297983**



**\$945,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,214 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees, No Back Lane, Pie Shaped Lot, Under		

<b>Heating:</b>	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** TV Mount, Refrigerator in Basement

WOW. This stunning two-storey home in Hanson Ranch delivers a rare combination of breathtaking views, extensive upgrades, and a one-of-a-kind setting on a large pie-shaped lot. From the moment you arrive, the pride of ownership is unmistakable. The exterior has been completely refreshed with a rubber-coated driveway, new roof, air conditioning, freshly painted stucco, and a TimberTech composite deck featuring Kichler hardwired lighting and convenient gas hookups on both the upper and lower levels. Stairs lead down to a beautifully landscaped backyard complete with stone patios and retaining walls. Step inside and prepare to be impressed. The main floor showcases new vinyl plank flooring and fresh paint throughout, creating a bright and modern feel. A thoughtfully designed layout offers a spacious home office, formal dining area, and an incredible custom kitchen from Legacy that truly anchors the home. Featuring a large island, two-tone cabinetry with soft-close drawers and doors, gas range, custom hood fan, and a generous pantry, this kitchen is built for both everyday living and entertaining. A Kinetico water softener adds comfort and quality throughout the home. The adjacent living room impresses with soaring 18-foot vaulted ceilings and flows seamlessly to the back deck, where you can take in the incredible elevated views. Upstairs, the primary retreat offers both space and comfort, complete with a walk-in closet and a well-appointed 5-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide plenty of room for family or guests. The fully finished walkout basement expands your living space with a massive recreation area, wet bar with full sized refrigerator, fourth bedroom, and another full bathroom—perfect for entertaining or multi-generational living. Step directly outside to your private, beautifully landscaped yard, an

ideal setting for relaxing or hosting. Extensively updated, ideally located, and truly unique&mdash;this is a rare opportunity to own a standout home in one of NW Calgary&rsquo;s most desirable communities.