



**70 Hidden Creek Road NW  
Calgary, Alberta**

**MLS # A2302462**



**\$988,800**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Hidden Valley   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,598 sq.ft.  | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated                  |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmentally Sensitive |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, 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:** Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NONE

**\*\*OPEN HOUSE CANCELED\*\*** Set on a quiet street and backing directly onto the Nose Creek Reserve, this bright south-facing walkout bungalow has 2900 sqft of fully-developed living space and offers the feeling of a private nature retreat while keeping the city close. Enjoy peaceful wetland views, wildlife sightings, and both colourful sunrises and lingering summer sunsets from your outdoor living spaces, all with a manageable yard that still leaves room to play and relax. Inside, the main level is open, airy, and filled with natural light thanks to large new windows, cathedral ceilings, and skylights. A den with French doors provides a perfect flex space for a home office or formal dining. The chef's kitchen features granite countertops, chevron tile backsplash, premium stainless appliances (New Fridge 2025), an oversized amount of cabinetry, and a seamless connection to the dining and living areas for everyday living and easy hosting. The main floor is completed by a spacious primary retreat with walk-in closet and ensuite with skylight, plus convenient main floor laundry and a 2pc powder room. The walkout lower level expands your options with a large family room anchored by a corner gas fireplace and comfortable in-floor heating. Two generous bedrooms offer excellent separation, including one with its own 4pc ensuite and walk-in closet, plus an additional 3-pc bath and direct access to the covered patio for summer evenings outside. Easily add a hot tub with power available. The attached over-sized triple garage is drywalled and heated with in-floor heat, ideal for the hobbyist, the gear-heavy household, or simply staying warm year-round. Major updates include a high-efficiency furnace and boiler (2022), Lux windows (2022), Class 4 shingle roof (2025), new eavestroughs and downspouts (2025), and skylights replaced (2026). With quick access to Stoney Trail,

Country Hills Blvd, 14th Street NW, and Deerfoot, plus nearby Creekside amenities and schools, this is a rare combination of comfort, views, and convenience.