



**122 Hidden Creek Heights NW
Calgary, Alberta**

MLS # A2303964



\$949,500

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,246 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Wood Counters		
Inclusions:	N/A		

This stunning home with a total of over 3200 sq ft of total finished living space. Walk out basement onto a private natural green space with south west facing views off the decks. All of this located on a quiet street in the highly desirable estates division of Hanson Ranch in Hidden Valley. With a newly updated kitchen, warm colours, an extra large pantry, wide plank hardwood floors, wood burning fireplace, incredibly spacious rooms upstairs and the fully finished walk out basement with a hot tub to enjoy. On top of all of this, you have a brand new 40 year hail resistant shingle install only weeks ago. This home is just what you have been waiting for.