



**456 Hidden Creek Boulevard NW  
Calgary, Alberta**

**MLS # A2142994**



**\$775,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,245 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Shed

Welcome to your dream home in the sought-after community of Panorama Hills! This exquisite property offers over 3110 square feet of luxurious living space and features a double attached garage, providing both convenience and style. Upon entering, you are welcomed by a breathtaking open-to-below foyer that sets the tone for the grandeur of this home. The expansive open-concept living room is a masterpiece, showcasing beautiful dark wood built-ins surrounding a natural stone-accented gas fireplace. Well-maintained hardwood floors gracefully sweep across the main level, complemented by large windows that bathe the space in natural sunlight. The heart of the home, the kitchen, is a chef's delight. It boasts dark wood cabinetry, stunning granite countertops, and high-end stainless steel appliances. Cooking is made effortless with a powerful hood fan and a gas stove, ensuring every meal is a culinary delight. The adjacent dining room offers a serene view of the garden and seamlessly extends to the outdoors through sliding doors, leading to an expansive deck and an impressively maintained backyard garden. This outdoor space is perfect for entertaining guests or enjoying quiet family gatherings. Work from home becomes enjoyable with the private main floor office with french doors. As you ascend the staircase, you'll discover a large bonus room with an impressive vaulted ceiling and oversized windows that flood the space with light, creating a bright and inviting atmosphere. The master bedroom is a true retreat, featuring a walk-in closet and a spa-like ensuite bathroom. The ensuite is adorned with granite countertops, a luxurious soaker tub, a stand-up shower, and a private toilet area, offering a perfect escape for relaxation. Completing the upper floor are two generously sized bedrooms and a 4-piece main bathroom, ensuring ample space for family

or guests. The fully developed basement is designed for versatility and entertainment. It features a massive rec room area that can easily be sectioned into two separate spaces to suit your needs. Additionally, there is an extra room that can be used as a guest bedroom or a home office, along with a 4-piece bathroom equipped with a stand-up shower. This Panorama Hills home is the epitome of elegance and comfort, offering a perfect blend of luxurious living and practical functionality. Don't miss the opportunity to make this stunning property your forever home! Panorama Hills is a vibrant and family-friendly community offering numerous benefits. It boasts excellent amenities, including shopping centers, restaurants, and recreational facilities like Vivo for Healthier Generations. The area is well-connected with convenient transportation options and quality schools, making it ideal for families. Residents enjoy a scenic environment with parks, playgrounds, and trails, along with the nearby Panorama Hills Golf Club and Nose Hill Park.