



**GRASSROOTS**  
REALTY GROUP

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**109 Hidden Creek Rise NW  
Calgary, Alberta**

**MLS # A2210556**



**\$449,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, On Golf Course, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	None
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Welcome to this beautiful semi-detached, located in a quiet and picturesque neighbourhood. The open-concept main floor showcases a stunning kitchen with ample cabinetry, a corner pantry, and a cozy breakfast nook with direct access to the deck. The bright family room features a corner electric fireplace and rich maple hardwood flooring, creating a warm and inviting space. Upstairs, you'll find a spacious master bedroom with a 4-piece ensuite and a large walk-in closet. Two additional bedrooms, a central open area with a built-in office nook, and flexible space for seating, storage, or a hutch complete the upper level. Enjoy the private backyard with a deck—perfect for morning coffee or summer BBQs under the shade of a beautiful mayday tree. Hanson Ranch is a highly sought-after community surrounded by nature and wetlands, with abundant walking and biking paths. You're just minutes from two major shopping centres and schools, with quick access to Deerfoot and Stoney Trail—plus only 15 minutes to the University of Calgary, Market Mall, and the airport. Book your private showing today!