



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

MLS # A2297983



\$945,000

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

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

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—this is a rare opportunity to own a standout home in one of NW Calgary’s most desirable communities.