



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

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

**MLS # A2303964**



**\$949,500**

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

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