



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

MLS # A2311254



\$748,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,132 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Garden, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to this stunning high-end two-storey walkout built by Cardel in the sought-after community of Panorama Hills, offering beautiful green space views and over 2,700 sq. ft. of total living space. This beautifully maintained 3-bedroom, 2.5-bath family home, presented in showhome condition, features outstanding appeal with an inviting front porch, central air conditioning, and gleaming hardwood floors throughout. Designed with an open-concept layout, this bright and spacious home showcases high ceilings in the living room, a cozy gas fireplace, and expansive windows that capture the picturesque northwest-facing green space views. The gourmet kitchen is equipped with appliances, granite countertops, a large island with breakfast bar, and access to a sunny deck — perfect for entertaining and everyday living. Upstairs offers three spacious bedrooms, one full bathroom, and a luxurious primary retreat complete with scenic views, a walk-in closet, and a spa-inspired 5-piece ensuite. The partially finished walkout basement features a separate entrance, impressive 9-foot ceilings, drywall, carpet, and rough-in plumbing, offering excellent future development potential. Both the front and back yards are beautifully landscaped with low-maintenance design, creating a perfect outdoor setting to relax and enjoy. Conveniently located close to parks, schools, transit, and all amenities. A fantastic opportunity for both homeowners and investors — good to buy and great to invest!