



**193 Hidden Creek Road NW  
Calgary, Alberta**

**MLS # A2316564**



**\$850,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,928 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement suite appliances: refrigerator, electric stove, range hood, washer/dryer stacked

Welcome to this beautifully maintained and thoughtfully designed home offering over 2,700 sqft of developed living space in the highly sought-after community of Hidden Valley! Perfect for first-time home buyers, growing families, or investors, this home combines functionality, space, and income potential in one outstanding opportunity. From the moment you step inside, you're welcomed by a spacious foyer that sets the tone with its bright and open feel. The main floor offers a seamless flow between the living, dining, and kitchen areas, designed for both comfortable everyday living and effortless entertaining. The living room is filled with natural light from large windows, while the dining area is highlighted by a feature wall that adds warmth and character to the space. The sunny south-facing backyard and spacious deck create an ideal extension of the outdoor living space for summer BBQs, family gatherings, or quiet evenings outdoors. The kitchen is the centrepiece of the main floor, featuring a large island with quartz countertops, ample cabinetry, and a walk-in pantry. This layout provides excellent prep space, storage, and functionality, making it ideal for busy households and entertaining alike. Completing the main floor is a generously sized laundry and mud room offering everyday convenience and storage, along with a well-placed 2-piece bathroom. Upstairs, you'll find a spacious primary retreat complete with a 4-piece ensuite, offering a private and relaxing space to unwind. Two additional generously sized bedrooms and another full 4-piece bathroom provide comfortable accommodation for children or guests. The versatile bonus room adds valuable extra living space and can serve as a home office, media room, playroom, or secondary family lounge depending on your needs. The fully developed walk-out basement is a standout feature,

offering a 1-bedroom illegal suite with its own separate kitchen, spacious living area, full bathroom, and private laundry. This lower level is ideal for extended family or guests, and it also serves as an excellent mortgage helper for first-time buyers, helping reduce monthly carrying costs. Located in Hidden Valley, this home is within walking distance to multiple schools including Hidden Valley School and Valley Creek School. The neighbourhood offers parks, playgrounds, pathways, transit, and nearby shopping including Creekside and Country Hills. Quick access to Stoney Trail, Deerfoot Trail, Beddington Trail, and Country Hills Blvd ensures easy commuting, while the airport is only a short drive away. Additional highlights include central air conditioning, an exposed aggregate driveway, and a sunny south-facing backyard that enhances natural light throughout the day. This is a rare opportunity to own a versatile, income-generating property in a prime NW location. Book your private showing today and experience everything this remarkable home has to offer!