



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

MLS # A2319711



\$940,000

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		

Perched on an expansive pie-shaped lot with sweeping views, this exceptional Hanson Ranch home offers a rare combination of privacy, luxury, and extensive upgrades inside and out. Showcasing over three fully developed levels, a walkout basement, and beautifully redesigned outdoor living spaces, this is a property that stands apart from anything else on the market. Summer is where this home truly shines. The professionally landscaped backyard is a private retreat featuring stone patios, retaining walls, mature greenery, and multiple spaces to relax or entertain. Above, the TimberTech composite deck is designed to maximize the incredible elevated views and is complete with Kichler hardwired lighting and gas hookups on both the upper and lower levels—perfect for everything from morning coffee to evening gatherings. The curb appeal is equally impressive with freshly painted stucco, a new roof, air conditioning, and a rubber-coated driveway that adds both style and durability. Inside, the bright and inviting main floor has been extensively updated with fresh paint and modern vinyl plank flooring throughout. A thoughtfully designed layout offers a dedicated home office, elegant dining space, and a spectacular custom Legacy kitchen that serves as the heart of the home. Featuring a large central island, two-tone soft-close cabinetry, gas range, custom hood fan, generous pantry, and premium finishes throughout, this kitchen was built for both entertaining and everyday living. The adjacent living room is highlighted by soaring 18-foot ceilings and expansive windows that flood the space with natural light while framing the stunning views beyond. A Kinetico water softener adds comfort and convenience throughout the home. Upstairs, the spacious primary retreat offers a peaceful escape with a walk-in closet and luxurious 5-piece ensuite. Two additional

bedrooms and a full bathroom provide plenty of room for family and guests. The fully finished walkout basement adds another level of exceptional living space, complete with a massive recreation room, wet bar with full-size refrigerator, fourth bedroom, and full bathroom. Whether hosting friends, accommodating extended family, or creating the ultimate entertainment area, this level offers endless flexibility while providing direct access to the beautifully landscaped backyard. Extensively renovated, meticulously maintained, and set on one of the community's most desirable lots, this is a rare opportunity to own a truly standout home in sought-after Hanson Ranch.