



**109 Hidden Creek Gardens NW  
Calgary, Alberta**

**MLS # A2321962**



**\$449,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,607 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 522
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to Hillside Estates at Hanson Ranch. This two storey townhouse backs onto a greenspace and showcases a double attached garage and driveway with about 1,900sqft of living space. A main floor featuring a large kitchen with a breakfast nook. Plenty of cabinets, island with raised eating bar and corner pantry. A large living room with a gas fireplace and dining room with access to a rear private deck backing onto a greenspace. 2pc bathroom and main floor laundry. The upper level features a large primary bedroom with slanted vaulted ceilings, walk-in closet and a 4pc ensuite including soaker tub and separate shower. Two other great sized bedrooms and a full 4pc bathroom. The basement is finished with a family room with laminate floors and loads of storage. Plenty of windows throughout bringing in great natural light. Whether you are a first time home buyer or an investor this is a great opportunity. Make your private showing today.