



**1748 Hidden Creek Way NW  
Calgary, Alberta**

**MLS # A2322225**



**\$835,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,806 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Crown Molding, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry

**Inclusions:** Freezer in garage and basement, all shelves in garage.

Welcome to this beautifully appointed former show home in the sought-after community of Hidden Valley (Hanson Ranch), showcasing premium upgrades and thoughtful design throughout. Ideally situated within walking distance of expansive green spaces and scenic walking paths, this home offers both comfort and convenience. Boasting generous living space, the upper level features three spacious bedrooms plus a versatile bonus room/den. WITH ITS EXISTING DOOR AND WINDOW, THE DEN CAN EASILY BE CONVERTED INTO A FOURTH ABOVE-GRADE BEDROOM BY ADDING A CLOSET. The main floor offers an inviting open-concept layout highlighted by rich hardwood flooring, upgraded railings, elegant coffered ceilings in the kitchen, and upgraded cabinetry. The bright and welcoming living room is centered around a beautiful fireplace and flanked with built in's, creating a warm and sophisticated gathering space. Retreat to the spacious primary suite, complete with a luxurious 5-piece ensuite featuring a separate glass shower and a large soaker tub. A full main bathroom serves the additional upper-level bedrooms. As a former show home, the fully finished garage adds extra versatility and value. Additional premium features include built-in ceiling speakers throughout the home, durable stucco exterior, and a charming front porch/patio perfect for relaxing outdoors. The unfinished basement provides a blank canvas ready for your personal vision and future development. This exceptional home combines quality craftsmanship, functional living space, and outstanding location. Roof was replaced in 2018. Call today to schedule a private viewing.