



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10 Hidden Creek View NW Calgary, Alberta

MLS # A2322731



\$1,039,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, No N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Storage		

Inclusions: n/a

This exceptional estate home, offered a rare opportunity in the highly sought-after community of hidden valley(hanson ranch wetland) . Situated on an expansive, south-facing ravine lot—nearly twice the size of a standard lot—this stunning residence offers over 3,000 sq. ft. of beautifully designed living space and breathtaking views. The main floor features a formal dining room or home office, an open-concept layout, and a chef-inspired kitchen complete with a large island, walk-in pantry, stainless steel appliances, Viking gas range, and refrigerator. The spacious living room showcases an impressive two-sided fireplace and opens onto a sunny south-facing balcony overlooking the pond and ravine. A generous mudroom provides convenient access to the oversized double attached garage. Upstairs, you'll find three spacious bedrooms, including a luxurious primary retreat featuring a huge walk-in closet and an elegant ensuite with a classic cast-iron clawfoot tub. The fully developed walkout level is designed for entertaining and family living, offering a large family room, wet bar, fourth bedroom, full bathroom, and direct access to a charming three-season cedar-lined sunroom. Step outside to your private backyard oasis, professionally landscaped with a water feature, raised garden boxes, planters, vintage street lamps, sprinkler system, tumbled brick patios, slate pathways, and the original Hanson Ranch windmill—a truly unique and iconic feature. This one-of-a-kind property combines estate-sized living, exceptional outdoor space, and an unbeatable ravine location. A must-see home that offers a rare blend of luxury, character, and privacy.