



**GRASSROOTS**

REALTY GROUP

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**73 Hidden Creek Rise NW  
Calgary, Alberta**

**MLS # A2323618**



**\$410,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,391 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Primary Downstairs, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully updated 3-bedroom home in a sought-after family community! Offering over 1,950 sq. ft. of developed living space, this home combines stylish updates with functional family living. The bright, open main floor features a soaring entryway, an impressive staircase, and a stunning renovated kitchen complete with full-height cabinetry, stainless steel appliances, a large island with seating, and a walk-in pantry. The spacious dining area is filled with natural light and opens onto the backyard, making it perfect for everyday living and entertaining. Upstairs, you'll find a relaxing primary retreat with a walk-in closet and beautifully renovated 4-piece ensuite, along with two additional generously sized bedrooms and another updated full bathroom. The fully finished basement offers incredible flexibility with a large recreation room, home office, gym, playroom, or media space to suit your family's needs. Additional upgrades include a high-efficiency furnace (2021), updated powder room, and an attached single garage with an extended driveway for extra parking. Ideally located just steps from schools, parks, playgrounds, walking paths, shopping, transit, and Nose Hill Park, this move-in-ready home offers outstanding value in one of Calgary's most desirable northwest neighbourhoods. Don't miss your chance to make this exceptional home yours!