



GRASSROOTS
REALTY GROUP

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73 Hidden Creek Park NW
Calgary, Alberta

MLS # A2324506



\$1,169,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,641 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane, No Neigh		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Cedar Shake

Basement: Full

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: n/a

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Welcome to 73 Hidden Creek Park NW, a beautifully crafted and meticulously maintained walkout estate home in the prestigious community of Hanson Ranch. Perfectly positioned along a scenic environmental reserve, this remarkable residence offers an exceptional blend of luxury, privacy, and natural beauty. With stunning south-facing views and a thoughtfully designed floor plan, this move-in-ready home delivers an outstanding lifestyle both inside and out. The home boasts outstanding curb appeal with a covered front veranda, stucco exterior accented with cedar shingles (recently replaced) and stone detailing, and a beautiful hardwood entry door. Inside, rich hardwood flooring flows throughout the main level, where you'll find a bright front office behind double French doors and an open concept living space designed to maximize the spectacular views through expansive floor-to-ceiling windows. The gourmet kitchen is a chef's dream, featuring custom hardwood cabinetry, quartz countertops, high-end stainless steel appliances, a built-in gas cooktop, wall oven, microwave, Sub-Zero refrigerator with glass feature doors, and a large island perfect for entertaining. The spacious dining nook showcases a stunning 10-foot hardwood coffered ceiling and panoramic views of the surrounding natural landscape. The inviting living room features a stone fireplace with a full hearth and custom hardwood mantle, while the functional laundry/mudroom includes built-in cabinetry, a sink, walk-through pantry, and custom locker storage. Nine-foot ceilings, built-in speakers, and central air conditioning throughout the home further enhance the quality and comfort. Upstairs, a grand hardwood staircase leads to three generous bedrooms, each with built-in window seats. The luxurious primary retreat offers unobstructed views and a six-piece spa-inspired ensuite complete

with a steam shower and freestanding soaker tub. The professionally finished walkout basement provides additional living and entertaining space and features an in-floor heating system for year-round comfort. Also featuring central vacuum, water softener & sauna room. Step outside to the beautifully landscaped backyard, complete with exposed aggregate basketball court, underground sprinklers, covered upper and lower decks, and direct access to the environmental reserve. Exceptionally maintained and thoughtfully designed, this remarkable walkout Estate home offers a rare combination of luxury, quality craftsmanship, and one of Hanson Ranch's most desirable locations backing onto an environmental reserve and panoramic views of the golf course. An exceptional opportunity not to be missed. Book your private showing today!