

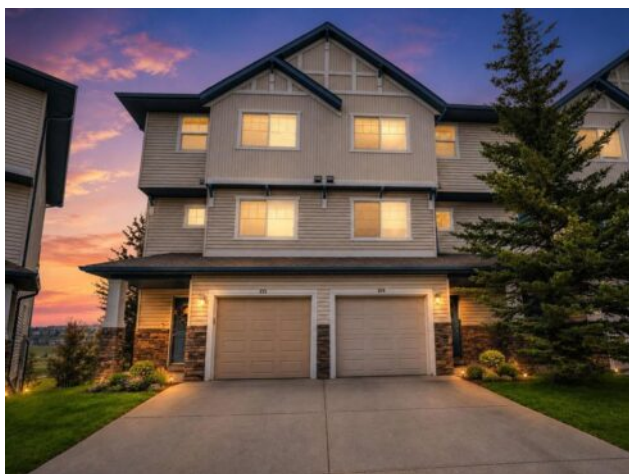


GRASSROOTS
REALTY GROUP

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159 Hidden Creek Cove NW
Calgary, Alberta

MLS # A2328633



\$434,900

Division:	Hidden Valley		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,406 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Enclosed, Front Drive, Garage Door C		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Low M		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Track Lighting, Vinyl Windows		
Inclusions:	N/A		

Welcome to this nice 3-bedroom, 2.5-bath townhouse in the highly desirable Hanson Ranch area of Hidden Valley, offering about 1718 sq. ft. of stylish living space, finished Walkout Basement and attached Front Garage. Enjoy a truly exceptional setting with a sunny southwest-facing backyard, unobstructed VIEW of natural GREEN space and WATER features, and direct access to scenic walking and cycling pathways connecting to West Nose Creek. The bright and functional split-level design features an impressive living room with soaring 12.5-foot high ceiling, expansive windows that fill the home with natural light, and a cozy corner fireplace. Step outside onto the southwest-facing deck and relax while taking in the peaceful natural surroundings. The gourmet kitchen is located on the 2nd level and offers large centre island, abundant cabinetry, big counter space and plenty of room for a big dining table. This level also includes a convenient 2-piece powder room & combined laundry area with shelving and storage. Upstairs, you will find 3 well-proportioned bedrooms. The spacious primary bedroom enjoys beautiful VIEWS and features full Ensuite bathroom and large walk-in closet with its own window. A 2nd 4-piece bathroom completes the top level. The professionally finished walkout basement provides a versatile recreation or family room and opens directly onto a private patio retreat—perfect for relaxing, entertaining or enjoying the surrounding landscape. The home has been freshly painted throughout and is vacant for immediate possession. Visitor parking stalls are conveniently located directly in front of the unit, and playground is nearby. This dream location is close to Hidden Valley Park, pathways, schools, golf courses and everyday amenities. Groceries, caf  s, restaurants and shopping are about five minutes drive away,

while elementary, junior high and senior high schools are all within a short drive. Public transit provides convenient connections to schools, the University of Calgary, LRT stations, hospitals and major shopping centers. Downtown Calgary is about a 19-minute drive, with easy access to Stoney Trail, Beddington Trail and Country Hills Boulevard. ACT NOW! The property offers low-maintenance living and excellent long-term investment potential, this exceptional Hanson Ranch townhouse is ready for you to move in and enjoy!