



GRASSROOTS
REALTY GROUP

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193 Hidden Creek Road NW
Calgary, Alberta

MLS # A2330097



\$780,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Basement: Electric Stove, Washer and Dryer

Welcome to this well-appointed 2 Storey home features 3+1 Bedroom, 3.5 Bathroom offering over 2,500 sq.ft. of developed living space with fully finished walkout illegal basement suite. Complete with a spacious upper Bonus Room, South-facing Backyard, and Central Air Conditioning, this home offers exceptional space, flexibility, and comfort for growing families. Step inside to discover Vinyl Plank flooring throughout and a bright, South-facing open-concept layout designed for everyday living. The generous Living Room is filled with natural light through large rear-facing windows and features a gas fireplace that creates a warm and inviting focal point. The Living Room flows naturally into the well-appointed Kitchen, featuring Quartz countertops, a large Centre Island with eating bar, Stainless Steel appliances, a walk-in pantry, tile backsplash, and ample cabinetry. The adjacent Dining Room features a stylish feature wall and provides direct access to the South-facing Deck with Gas Hookup—an ideal space for summer BBQs, outdoor dining, or simply relaxing in the sun. A 2-piece Bathroom with Quartz Countertops and a practical Mud Room with Laundry, sink, and Quartz Counter complete the Main Level. The Upper Level offers a spacious Bonus Room, creating a comfortable second living area that works well as a media room, playroom, Home Office, or quiet lounge separate from the Main Level. The Primary Bedroom features a Walk-In Closet and a private 4-piece Ensuite with Quartz countertop, soaker tub, and separate shower. Two additional Bedrooms and a well-appointed 4-piece Bathroom complete this level. The fully developed Walkout Basement features an illegal Suite with excellent flexibility for extended family, guests, or multi-generational living. This level includes a Recreation Room with gas fireplace, Kitchenette area, Bedroom, 4-piece Bathroom, and

its own Laundry in the Utility Room. A separate Flex Room currently set up with storage and closet hanging adds useful organization for seasonal items, clothing, or household use. Enjoy the fully fenced South-facing Backyard with mature trees that create a comfortable outdoor setting. Additional highlights include Quartz countertops throughout, Multiple Laundry location, Central Air Conditioning, and a spacious Double Attached Garage. Located in the desirable community of Hanson Ranch, this home is close to schools, parks, playgrounds, pathways, shopping, transit, and everyday amenities, with convenient access to Stoney Trail, Beddington Trail, Country Hills Boulevard, and major routes throughout Northwest Calgary. A fantastic opportunity to own a well-appointed home with a flexible illegal Basement Suite, thoughtful updates, and excellent outdoor space. Book your private showing today!