



GRASSROOTS
REALTY GROUP

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139 Hidden Creek Gardens NW
Calgary, Alberta

MLS # A2335481



\$479,900

Division:	Hidden Valley		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,537 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 522
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Wall mounted TV, Shelving in Basement Storage		

Open House Aug 8 & 9 from 2-4pm. Welcome to your private retreat. This beautiful, move-in ready townhome in the highly sought after community of Hidden Valley offers over 1,500 sqft of living space. Backing directly onto a pristine environmental reserve, you will enjoy the peaceful, unobstructed eastern greenspace views and total privacy. The open concept main level is built for entertaining, featuring dark hardwood flooring and an updated kitchen with granite countertops, stainless steel appliances, a corner pantry, and a central island with raised breakfast bar. The living and dining areas flow seamlessly into the outdoor patio, making it effortless to enjoy your morning coffee against a stunning natural backdrop. Upstairs, the primary bedroom feels like a sanctuary with vaulted ceilings and a private ensuite complete with a double standing shower and a premium European bidet. A second bedroom, 4-piece bathroom, and versatile open den complete the upper level. The fully developed basement provides an open rec room and extensive storage space. Complete with a two car garage and conveniently located just minutes from local shopping and amenities. Properties directly on Hidden Valley's natural ravine are exceptionally rare at this price point, schedule your private showing today.