



GRASSROOTS
REALTY GROUP

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113 Hidden Creek Park NW
Calgary, Alberta

MLS # A2340677



\$999,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Alarm system hardware, front doorbell, garage workbench/cabinets, storage shed, pergola		

The moment you step through the door of this beautifully renovated two storey in Hanson Ranch you will know that you are home! Tucked away on this quiet crescent backing onto a winding natural reserve, this incredible custom home enjoys central air & engineered hardwood floors, total of 5 bedrooms & 3.5 bathrooms, sleek modern kitchen with stainless steel appliances & wonderful outdoor living space in the fully fenced & landscaped backyard. Perfectly designed for both family living & entertaining, you will be truly impressed by the open concept flow of the main floor with its flat ceilings & expanse of windows, sun-drenched living room with stone-facing gas fireplace, large dining room with bay window & amazing gourmet kitchen with siltstone countertops & subway tile backsplash, full-height custom cabinets, farmhouse sink & the upgraded appliances include a Bosch fridge, LG dishwasher & KitchenAid gas stove/convection oven. The hardwood floors continue up to the 2nd level & into all 4 bedrooms & highlighted by the glorious primary bedroom with 2 California Closets & stunning ensuite bath with tile floors, glass shower & double vanities with siltstone counters. The other 3 bedrooms & 1 with 2 closets & another with a walk-in, share the family bath which also has siltstone counters & double sinks. The lower level & with new carpets & upgraded underlay (2025), is beautifully finished with a 5th bedroom, bathroom with walk-in shower & fantastic rec room with wet bar area. Laundry is conveniently located on the 2nd floor with front-loading Kenmore washer & dryer. The backyard comes complete with a great-sized composite deck & patio with pergola, along with a storage shed (new in 2024) & gate to the reserve. Additional extras & features include custom window blinds, new interior paint (2026), new garage door (2026) & workbench in the

oversized 2 car garage, extra insulation in the bedrooms & durable Hardie Board exterior. The estate area of Hanson Ranch in Hidden Valley - from Hopewell Developments, is nestled along a sandstone escarpment along West Nose Creek, with rolling hillsides & walking trails, & 40% of the neighbourhood is dedicated greenspace meandering through the community with playgrounds & parks. Hidden Valley Park & the Hanson Ranch wetlands are both within walking distance, as well as shopping at the local Hanson Ranch Plaza. All of Hidden Valley's community schools are only minutes away & Hanson Ranch's prime location to Beddington/Deerfoot/Stoney Trails means you've got quick & easy access to major retail centers & University of Calgary, hospitals, golf courses, the airport & downtown.