



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

122 Hidden Creek Heights NW
Calgary, Alberta

MLS # A2343788



\$899,999

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,233 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Wood Counters		
Inclusions:	N/A		

Custom-built by its original owners and set against the open landscape of Hanson Ranch, 122 Hidden Creek Heights is a home of uncommon warmth, substance, and character. Inside, 200-year-old reclaimed timber floors anchor the main level, complemented by solid-core doors, substantial wood trim, and beautifully panelled spaces. The kitchen, dining and living areas open toward expansive southwest ravine views, where afternoon light gives way to remarkable sunsets. The kitchen has been thoughtfully updated with a new range, dishwasher, and hood fan, while a wood-burning fireplace adds another increasingly rare element of character. Upstairs, four generous bedrooms offer a hard-to-find family layout, including a spacious primary suite with ensuite and exceptional walk-in closet. The fully developed walkout adds a fifth bedroom and additional living space, opening to the landscaped backyard and rolling greenscape beyond. Approximately \$60,000 in improvements over the past year include a new hail-resistant roof and gutters, along with recent mechanical and appliance upgrades. With no homes directly behind, the beautifully landscaped southwest-facing yard and the elevated deck overlook broad greenspace. Stunningly upgraded and lovingly maintained, this is a deeply individual home built with an uncommon eye for quality, generous proportions, and a setting that cannot be recreated.