



GRASSROOTS
REALTY GROUP

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22 Hidden Creek Drive NW
Calgary, Alberta

MLS # A2345098



\$799,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,234 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood, Vinyl
Roof:	Wood
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: N/A

Welcome to this beautiful, updated home in the desirable community of Hidden Valley (Hanson Ranch). This well-maintained home features a stucco exterior, an impressive 18-foot ceiling in the front living room, hardwood flooring throughout the main and upper floors, and an updated kitchen with newer cabinets, quartz countertops, and stainless steel appliances. The staircase is complemented by elegant wood spindle railings. The upper floor offers three good-sized bedrooms, including a spacious primary bedroom with a large four-piece ensuite and walk-in closet, plus a bright and sunny bonus room. The main floor features an open living room with a cozy gas fireplace, a formal dining area, a spacious kitchen, and access to a large deck—perfect for entertaining or relaxing outdoors. The fully finished basement provides two additional bedrooms, a full bathroom, and a large family room, offering plenty of space for a growing family or guests. Ideally located close to schools, shopping, playgrounds, public transit, and major roadways, this home offers both comfort and convenience in one of NW Calgary's popular communities. ** 22 Hidden Creek Drive NW **