

## 6 Hidden Creek Rise NW Calgary, Alberta

MLS # A2238800



# \$519,900

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Pantry		

**Inclusions:** none

PRE-INSPECTED | CORNER UNIT | CENTRAL AC | NEW ROOF | GORGEOUS POND VIEW | Welcome Home to Hidden Valley! This beautifully maintained half-duplex offers comfort, style, and unbeatable views right beside a scenic pond. Featuring a brand-new roof (July 2025) and central A/C for those warm summer days, this home is move-in ready and waiting for you. Step inside to a bright and spacious living room with large windows, dark laminate flooring, and a cozy electric fireplace—perfect for relaxing or entertaining. The open-concept dining area flows seamlessly to your private deck, offering stunning pond views year-round. The modern kitchen boasts quartz countertops, rich brown ceiling-height cabinetry, a gas range, Bosch dishwasher, and stainless steel appliances. A walk-in pantry provides ample storage, and a convenient half bath completes the main level. Upstairs, you'll find two spacious primary bedrooms, each with its own 4-piece ensuite and walk-in closet. There's also a computer nook—ideal for a home office—with incredible views of the community pond. Best of all, the entire home is carpet-free for easy maintenance. The fully finished basement offers additional living space, complete with a modern washer and dryer. An attached garage and driveway provide room for two vehicles. Located in the desirable community of Hidden Valley, this home is close to multiple schools, shopping amenities, and major roadways like Stoney Trail and Deerfoot Trail. With low condo fees that cover exterior maintenance, you can enjoy a hassle-free lifestyle in a serene setting. Don't miss your chance—book your private viewing today and fall in love with this beautiful home!