

## 18 HIDDEN CREEK Point NW Calgary, Alberta

MLS # A2272344

# \$749,900



<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,218 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** n/a

Backing onto a serene green belt, this cozy and well-kept 2-storey home is located in the highly sought-after community of Hanson Ranch. Offering a total of over 2,200 sq. ft. of living space, the main level features an open-concept design starting with a bright den/office, a spacious formal dining area, and a vaulted gourmet kitchen complete with granite countertops and maple cabinetry. The impressive 17-ft open-to-below living room is highlighted by a beautiful fireplace, while maple hardwood floors flow throughout the main floor. The upper level includes a generous primary bedroom with a 4-piece ensuite, along with two additional well-sized bedrooms. The fully finished basement adds even more value with a large family room featuring an elegant bar, a fourth bedroom, and a third full bathroom. Additional recent upgrades include new window coverings, new stove and fridge, and newly polished hardwood flooring throughout. The home also offers a double attached garage. Ideally located with easy access to Vivo Centre, Superstore, shopping, schools, and public transit. Call today for your private viewing &mdash; shows 10/10!