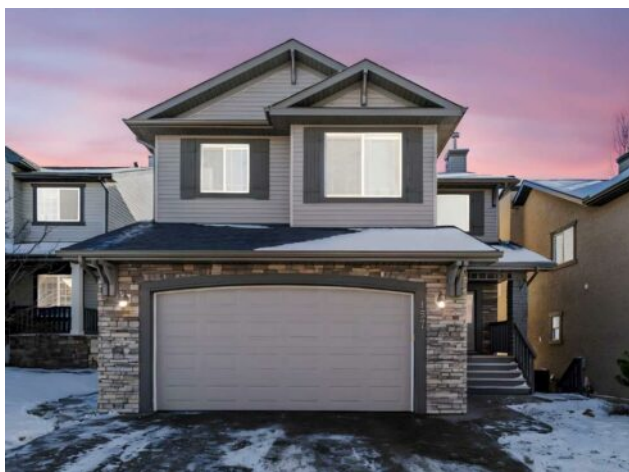


**157 Hidden Creek Road NW  
Calgary, Alberta**

**MLS # A2282393**



# \$925,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Hidden Valley   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,310 sq.ft.  | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                      |               |                   |
| <b>Lot Size:</b> | 0.16 Acre   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Dog Run Fenced In, Landscaped |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <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, Vinyl Siding, Wood Frame                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s) |                   |      |

**Inclusions:** na

\*Open house Sat Jan 31 and Feb 1 from 1pm-3pm\* Welcome home! Experience refined living in the exclusive and desirable neighborhood of Hanson Ranch. SET on an EXTRA-DEEP, SE-facing WALKOUT LOT BACKING DIRECTLY ONTO RAVINE offering PRIVACY and a true connection to nature. ALL NEW ROOF, fresh exterior paint, professionally sealed driveway, and many other updates were completed in 2025. Additional highlights include CENTRAL A/C, OVERSIZED DOUBLE GARAGE with plenty of built-in storage, NAT GAS FIREPLACES, and expansive windows with year-round UNOBSTRUCTED NATURE VIEWS on all three levels. The main level is bright and open, featuring hardwood floors, a spacious living room with a fireplace, and large windows showcasing the ravine views. The Chef's dream kitchen flows seamlessly into the dining and living areas, offering granite countertops, stainless steel appliances, ample cabinetry, and a large island—perfect for everyday living and entertaining. Adding convenience is a MASSIVE walk-through pantry and mudroom/laundry area that leads to the oversized insulated garage. Upstairs features a VAULTED bonus room with a cozy FIREPLACE supplemented by LUTRON enabled dimmers for added ambience. Wake up every morning to picturesque NATURE VIEWS in the primary suite which connects to a large walk-in closet and 5-pc ensuite. Completing the upper floor are two bright secondary bedrooms and a spacious full bath. Experience the perfect multi-generational setup in this bright, illegal suite walkout basement. Highlights include a spacious rec room, gym area, and a 4th bedroom serviced by a full bath. The kitchenette is equipped with a stove and hood fan, with a mechanical room already roughed-in for a stackable laundry set. With its high ceilings and separate walkout

entrance, this non-conforming suite offers privacy and comfort for extended family or long-term guests. Outdoors is where this property truly shines. The EXTREMELY RARE 164-FT DEEP LOT backs onto natural reserve with no rear neighbours, offering privacy, mature trees, and a backdrop that changes beautifully with the seasons. The maintenance free deck & patio are ideal for summer evenings and weekend gatherings, while the yard provides space for kids, pets, or quiet relaxation. This is a MUST-SEE property that won't last!