

## 184 Hidden Creek Gardens NW Calgary, Alberta

MLS # A2215644



# \$489,000

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,881 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 468
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage door opener and controls.		

Stunning Executive Townhouse in Hidden Valley & Walkout, Double Garage, & Prime Location! Upscale living in the sought-after Hillside Estates of Hanson Ranch. This gorgeous 2-storey, 1880 sq. ft. townhouse boasts a walkout basement (above grade), double attached garage, and an open-concept layout designed for both style and functionality. Featuring two master suites, each with its own 4-piece ensuite, this home provides privacy and comfort for both owners and guests. The main floor offers a spacious kitchen with plenty of cabinetry, a cozy dining area, and a large living room with a fireplace and finished with hardwood floor, perfect for relaxing or entertaining. You'll also enjoy a balcony off the living room, ideal for morning coffees. A neutral color palette fits the eye and includes a flexible loft area on the upper level that can serve as a home office, reading nook, entertainment space or transform into a third bedroom. With a finished walkout basement adding extra living space and easy access to the outdoors, this home offers both form and function for comfortable living. Located in a quiet complex, this townhouse is steps away from a common gazebo and surrounded by parks and walking paths. Low condo fees cover common area maintenance, insurance, professional management, and snow removal, making it a low-maintenance option in a beautiful community. With easy access to schools, shopping, and major roads, this is an exceptional opportunity for first-time homebuyers, downsizers, or investors.