

77 Hidden Creek Rise NW  
Calgary, Alberta

MLS # A2238220



\$449,000

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | Hidden Valley                   |        |                   |
| Type:     | Residential/Duplex              |        |                   |
| Style:    | 2 Storey, Attached-Side by Side |        |                   |
| Size:     | 1,390 sq.ft.                    | Age:   | 2002 (23 yrs old) |
| Beds:     | 3                               | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Attached          |        |                   |
| Lot Size: | 0.05 Acre                       |        |                   |
| Lot Feat: | Back Yard, Lawn                 |        |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 400

**LLD:** -

**Zoning:** M-C1 d75

**Utilities:** -

**Inclusions:** Window Coverings, disconnected fireplace

Discover this fantastic 3-bedroom, 2.5-bathroom home, perfectly situated in the highly sought-after Hidden Creek Village. This home has been meticulously cared for and offers an abundance of space for your family. Step inside and you'll immediately appreciate the bright and open feel of the main level. The kitchen, dining area, and spacious living room flow seamlessly, creating an inviting space for everyday living and entertaining. Upstairs, convenience is a priority. You'll find the laundry room cleverly located in the large open hallway, making chores a breeze. This level also features two good-sized bedrooms, a bathroom, plus a primary bedroom complete with an ensuite bathroom and a walk-in closet. This home has seen some great updates, including new flooring throughout the main floor, an updated main floor washroom and a new roof. The basement is a blank canvas, ready for your personal touch. With plenty of space, you can easily add a rec room, an extra bedroom, or simply utilize it for additional storage. Hidden Creek Village offers an unbeatable location in Calgary. You'll enjoy easy access to Stoney Trail and Beddington Trail, making your commute a breeze. Plus, you're just minutes away from shopping areas and plenty of green space for outdoor enjoyment. Don't miss out on the opportunity to see this amazing home. It truly has something for everyone!