

**704, 39 Hidden Creek Place NW
Calgary, Alberta**

MLS # A2260445



\$458,300

Division:	Hidden Valley		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,263 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Conservation, Creek/River/Stream/Pond, Env		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 469
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C1 d49
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: all window blinds stay Theres black out blinds in the bedrooms

Open House Sunday October 5 1-4 pm Are you a nature lover ? do you have Pets?(large dogs ,small dog and cats are welcome. would you love to wake up in the morning and sunder out to your private balcony and enjoy your favorite beverage? watch the sun rise and enjoy your private nature reserve with abundance of wildlife, shall I go further?, Close to \$70K in renovations that include new low E triple pane windows. Here's your opportunity to own one of Calgary's hidden gems. This professionally managed and one of the best financial reserves complex in the city. Hidden Creek Manor. You will find a large single garage with epoxy concrete floor and shelving. Theres a man door inside the garage to your new home No Packing Groceries outside to get back inside. Spacious landing with low voltage heated floor and walk in storage. As you head up to your main floor you'll notice new laminate flooring through the main floor. The kitchen is a dream. granite counter top are 3 ft high for those taller individuals. Kitchen cabinets are built to the ceiling that have lighting both inside the glass door panels and underneath. High end appliance with a convection micro wave /hood fan . There's three large bi fold storage closets as you make your way down the hallway. Your 4 pc Bathroom has the same 3 ft cabinet with matching granite counter top, higher toilet, bathtub with shower , tiled to the ceiling ,sliding glass doors and tiled flooring. Further down the hallway is the mechanical room /laundry. Heading back up into spacious living room to the master bedroom (carpeted) there also a outstanding ensuite, once again with matching granite 3 ft counters, higher toilet, tub with shower , tiled to ceiling and tiled floor. The second bedroom with carpet and window that overlooks that impressive nature reserve with ponds. The dining room has vaulted ceiling , Natural gas

fireplace with mantel. Now for the La Resistance The Balcony!! This balcony is to drool over. It over looks The whole Nature reserve , ponds , walking paths with natural gas hook up to your BBQ, no carting propane bottles anymore. This unit is a corner lot and very secluded. If you miss this property, you miss a lot. The city has undertaken to increase the water flow amongst the 2 ponds .and have separated from West Creek . Its going to be bigger and better once completed. Please ask your favorite agent for info or refer to the City of Calgary web site for more information Hanson Ranch Wetland Improvements all the information is there