

# \$449,900 - 109 Hidden Creek Rise Nw, Calgary

MLS® #A2210556

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,383 sqft

Residential on 0.05 Acres

Hidden Valley, Calgary, Alberta

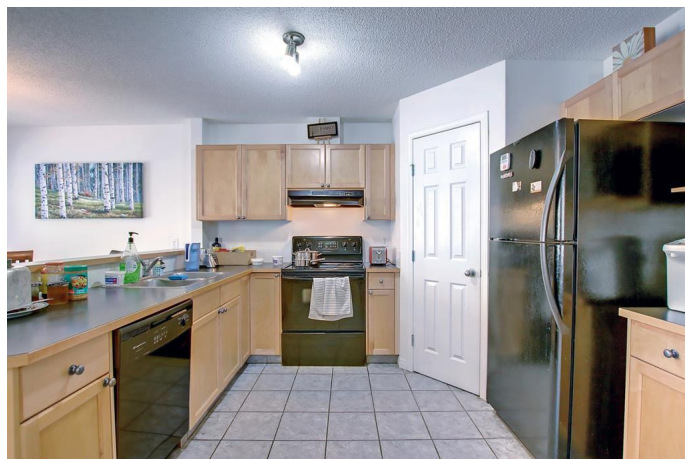
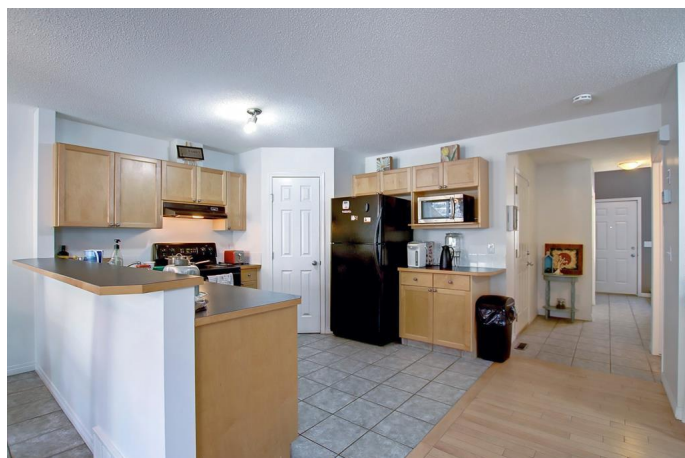
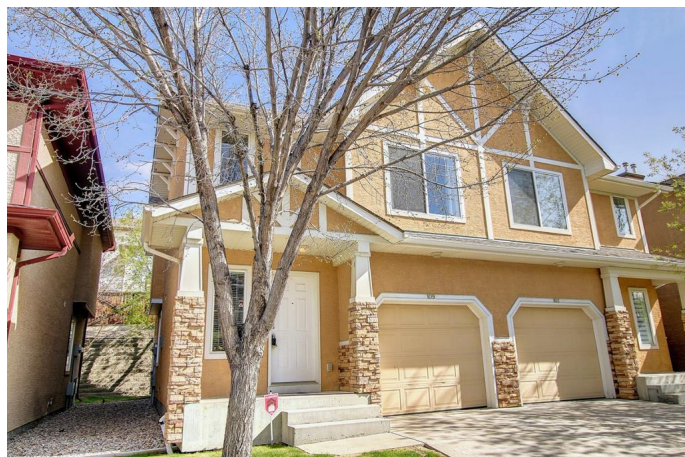
Welcome to this beautiful semi-detached, located in a quiet and picturesque neighbourhood. The open-concept main floor showcases a stunning kitchen with ample cabinetry, a corner pantry, and a cozy breakfast nook with direct access to the deck. The bright family room features a corner electric fireplace and rich maple hardwood flooring, creating a warm and inviting space. Upstairs, you'll find a spacious master bedroom with a 4-piece ensuite and a large walk-in closet. Two additional bedrooms, a central open area with a built-in office nook, and flexible space for seating, storage, or a hutch complete the upper level. Enjoy the private backyard with a deck—perfect for morning coffee or summer BBQs under the shade of a beautiful mayday tree. Hanson Ranch is a highly sought-after community surrounded by nature and wetlands, with abundant walking and biking paths. You're just minutes from two major shopping centres and schools, with quick access to Deerfoot and Stoney Trail—plus only 15 minutes to the University of Calgary, Market Mall, and the airport. Book your private showing today!

Built in 2002

## Essential Information

MLS® #                   A2210556

Price                     \$449,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,383
Acres	0.05
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	109 Hidden Creek Rise Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6L4

### **Amenities**

Amenities	Storage, Visitor Parking
Parking Spaces	2
Parking	Insulated, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
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Lot Description	Low Maintenance Landscape, Rectangular Lot, On Golf Course
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	12
Zoning	M-C1

### **Listing Details**

Listing Office	Grand Realty
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