

**144 Hidden Creek Rise NW**  
**Calgary, Alberta**

**MLS # A2175727**



**\$499,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,397 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Hands down...the best location in the complex in this fantastic townhome in the HIDDEN CREEK VILLAGE condo project in the estate community of Hanson Ranch. Overlooking the ornamental ponds, this two storey walkout enjoys 3 bedrooms & 3.5 baths, 2 decks, single garage & highly-desirable South backyard. Drenched in natural light, the main floor of this fully finished home has a terrific open concept design, with a great-sized living room with electric fireplace & laminate floors, South-facing dining area with access to the balcony & white kitchen with tile floors & walk-in pantry, raised bar & white Frigidaire appliances. Upstairs there are 3 bedrooms & 2 full baths, including the master with walk-in closet & its own private ensuite. Between the bedrooms is the loft with built-in desk...the perfect space for your home office. The walkout level is finished with a large rec room with access to the covered patio, bathroom with shower & laundry/storage with Frigidaire washer & dryer. Monthly condo fees include grass cutting & snow removal. Prime location within walking distance to bus stops & neighbourhood parks, only minutes to the West Nose Creek environmental reserve, plus quick & easy access to area schools, shopping & Beddington/Deerfoot/Stoney Trails.