

32 Hidden Creek Park NW  
Calgary, Alberta

MLS # A2180071



**\$730,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,726 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot		

**Heating:** Electric, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Wood

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Granite Counters, Kitchen Island, Pantry

**Inclusions:** smart sprinkler system in yard

Immaculate updated 4 bedroom home in sought after Hanson Ranch, a very quiet unassuming enclave within Hidden Valley with acres of ravine land, walking paths, ponds, hills & nature. Original owners are leaving their well loved home to the next generation. The welcoming front porch greets you upon arrival leading to the functional main floor plan including a living room, dining room, great room, kitchen complete with island, granite counters + breakfast bar, corner pantry and a breakfast nook situated to enjoy your morning coffee in the sun. Washer/dryer located on main floor. Upstairs are 3 bedrooms, primary bedroom includes a luxurious ensuite with soaker tub, stand alone shower and quartz counters. The basement is meticulously kept and includes a family room, recreation room, bedroom + full bathroom. There are 3 large basement windows bringing loads of light into this well used area of the home. The high efficient furnace is just one month old, water heater from 2016. The backyard is private with some well placed trees, deck, fire pit, smart underground sprinkler system, incredible amount of large rocks used as a backyard retaining & privacy wall, add to the character of this home. This home does not contain any Poly B. Open House on Sunday June 24, 2:00 - 4:30.