

# \$1,080,000 - 22 Hidden Creek Manor, Calgary

MLS® #A2211681

**\$1,080,000**

4 Bedroom, 4.00 Bathroom, 2,450 sqft

Residential on 0.21 Acres

Hidden Valley, Calgary, Alberta

LOCATION, LOCATION, LOCATION!!!!

Welcome to the NW most desirable community of Hanson Ranch {Hidden Valley}. Estate quality 4 bedroom +Office+ den family home in the prestigious community of Hanson Ranch. Fabulous keyhole location at the end of a quiet bay. Spacious rooms and lots of natural light flood in from an abundance of windows. On the main level a beautiful finishing and quality upgrades including a full wall built-in entertainment center, maple hardwood & tile flooring. Make your way to the rear-facing HEART of the HOME where casual dinners or elaborate meals come to life in your well-designed DREAM KITCHEN LAYOUT - complete w/ S/S appliances, a LARGE butcher block countertop island, loads of additional counter & storage space, and FLOODED w/ NATURAL LIGHT. The open kitchen is a heaven for a chaff's creativity with a huge pantry and electronics. Upper level a massive master suite with deluxe ensuite and big windows with a million Dollar views. Three other very good size bedrooms with tons of natural light purring into them complete with walk- in closets and ample room for all the goods. A smaller space in the middle of the rooms can be your smaller office. Lower level has a huge rec room can be a game room or a movie theater for your movie fun nights. A full washroom completes this Level. An insulated and heated garage is perfect for all year long. A massive and very private yard is a perfect summer oasis. Great space for your dog run



also lots of future potentials. A custom-built deck is to enjoy and relaxed on a summer day. A fire pit to roast marshmallows on fall nights. Very safe and peaceful Neiborhood. CAN'T BE MISSED!!!!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211681    |
| Price          | \$1,080,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,450       |
| Acres          | 0.21        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 22 Hidden Creek Manor |
| Subdivision | Hidden Valley         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 6L7               |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Dog Park, Park, Playground, Colf Course                                                                     |
| Parking Spaces | 2                                                                                                           |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                           |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Chandelier, Kitchen Island, Pantry |
| Appliances        | Bar Fridge, Dishwasher, Electric Cooktop, Microwave, Convection Oven  |
| Heating           | Central, Natural Gas                                                  |
| Cooling           | Central Air                                                           |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Electric                                                              |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Fire Pit, Dock                                     |
| Lot Description   | Backs on to Park/Green Space, City Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stone, Stucco, Wood Frame                          |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 4                |
| Zoning         | R-1              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | CalEstate Realty |
|----------------|------------------|

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