# \$799,900 - 52 Hidden Creek Terrace Nw, Calgary

MLS® #A2232455

## \$799,900

4 Bedroom, 3.00 Bathroom, 1,916 sqft Residential on 0.11 Acres

Hidden Valley, Calgary, Alberta

Welcome to Hanson Ranchâ€"a serene and peaceful community with convenient access to all desired amenities, Stoney Trail and Calgary airport. Ideal for families: linked to a network of walking/biking paths, ponds and playgrounds with easy access to several schools close by. This renovated split level home boasts bright cabinetry, GRANITE countertops, 2 fridges, induction stove, laminate flooring, soaring 15-foot ceilings, and an open layout ideal for young families. Our residence features 4 bedrooms, 3 full bathrooms a main floor kitchen, living room and dining area, a third-level with great room, gas fireplace, 4th bedroom/office, 3 pc bath/laundry and bar area, PLUS a newly completed fourth-level media/rec room with custom "up firing" lights and a spacious children's play area. Recent upgrades include: NEW siding, shingles(class 4) eaves, an on-demand hot water system, and appliances(2024) Additional features such as water softener(2024) radon system, garage door and opener(2024) air conditioning, and rear irrigation. The expansive rear deck is surrounded by trees for added privacy and is just steps away from parks and bike paths. Seize this opportunity to make Hanson Ranch your home!







Built in 2001

#### **Essential Information**

MLS® # A2232455

Price \$799,900

4

Bedrooms

Bathrooms 3.00

Full Baths 3

Square Footage 1,916

Acres 0.11

Year Built 2001

Type Residential

Sub-Type Detached

Style 4 Level Split

Status Active

## **Community Information**

Address 52 Hidden Creek Terrace Nw

Subdivision Hidden Valley

City Calgary
County Calgary

Province Alberta

Postal Code T3A 6J7

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Insulated

# of Garages 2

#### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Microwave Hood Fan, Refrigerator, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Mantle

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Front Yard, Landscaped, Treed

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 19th, 2025

Days on Market 14

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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