

# \$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      | Golf Course, Park, Playground, Dog Park   |
| Parking Spaces | 2   |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Heated Garage |
| # 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 | 38               |
| Zoning         | R-1              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.