

# \$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	37
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.