

# \$449,900 - 95 Hidden Creek Rise Nw, Calgary

MLS® #A2235887

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,378 sqft

Residential on 0.05 Acres

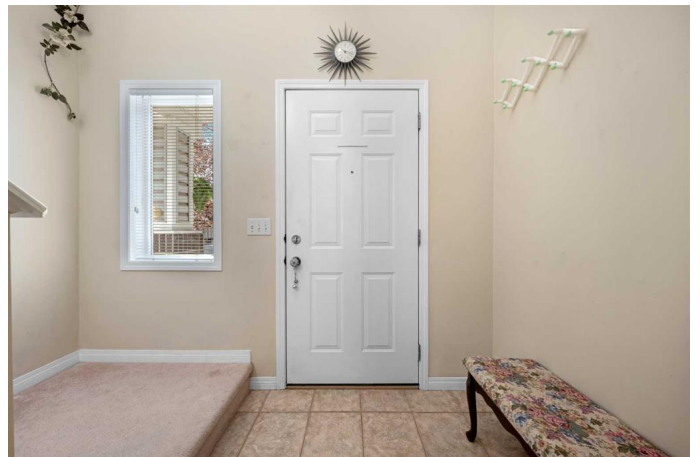
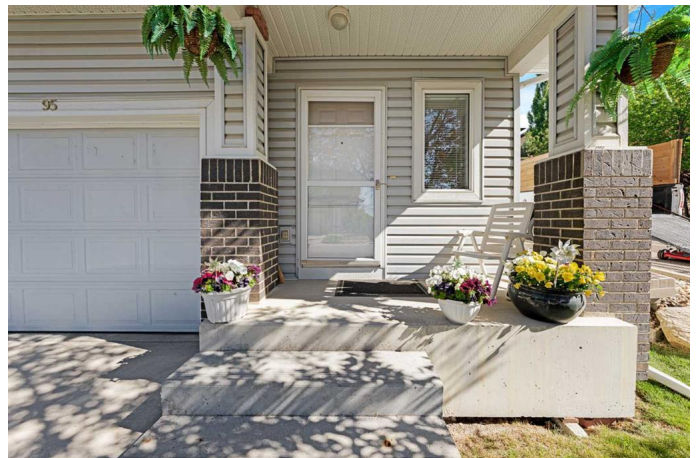
Hidden Valley, Calgary, Alberta

Welcome to this bright and quiet south-facing half-duplex with nearly 1,900 sq.ft. of well-designed living space across three levels—ideal for families, couples, or anyone looking for a comfortable and functional home in the desirable Hanson Ranch community.

Step inside to a warm foyer with soaring 2-storey ceilings that open up the space. The main floor features an open-concept layout where the Living room, Dining area, and Kitchen flow seamlessly together—ideal for both family gatherings and entertaining. The Living room boasts a cozy gas fireplace, while the Kitchen is equipped with a corner pantry, ample counter space, a raised eating bar, and stainless steel appliances including a fridge installed in 2023. Just off the Dining Room, step out onto a private deck—perfect for summer barbecues and outdoor fun.

Upstairs youâ€™ll find a handy landing area with a built-in desk—perfect for homework or a small home office. There are three good-sized bedrooms, including a spacious Primary bedroom with a walk-in closet and full ensuite. A second full bathroom serves the other two bedrooms.

The fully finished basement adds even more living space with a large Rec room, ideal for play, movies, or extra family time, plus plenty of storage. The attached single garage provides secure parking.



This well-managed complex has upcoming improvements already scheduled, including a new deck and roof shinglesâ€”giving you peace of mind for years to come.

Enjoy the benefits of nearby schools, golf courses, shopping centers, and parks, along with recent in-home upgrades like a newer hot water tank and an electronic air filter for added comfort. Plus, enjoy easy access to Beddington Trail and Stoney Trail for convenient commuting.

Built in 2002

### **Essential Information**

MLS® #	A2235887
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,378
Acres	0.05
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	95 Hidden Creek Rise Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6L3

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	10
Zoning	M-C1 d75

### Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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