

# \$875,000 - 47 Hidden Creek Point Nw, Calgary

MLS® #A2246552

**\$875,000**

4 Bedroom, 4.00 Bathroom, 2,086 sqft

Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

OPEN HOUSE Sunday August 17th 2:00-4:00 pm. Welcome to this beautifully upgraded Family Home in sought-after Hanson Ranch showcasing quality craftsmanship and finishes throughout! Tucked away on a quiet cul-de-sac, this fully developed 2-storey gem offers the perfect blend of peace, privacy, and proximity to amenities. With over 2,800 sq ft of living space, this home is thoughtfully designed for everyday comfort and entertaining. Step inside to a bright and open main floor featuring 9'™ ceilings, rich hardwood flooring on all three levels, and attractive ceramic tile (brand new in laundry room and guest bathroom), no carpet here! Also note fresh paint on most of the main and upper levels. A front den offers a quiet space for work or study, while the chef-friendly kitchen is sure to impress with upgraded appliances, a walk-through pantry, and a generous dining area. The welcoming Great Room boasts a cozy gas fireplace, perfect for relaxing evenings. A separate mudroom, main floor laundry, and a 2-piece powder room complete this level. Upstairs, the spacious primary suite is a true retreat, boasting an expansive walk-in closet complete with a custom designed storage system and a spa like ensuite with a luxurious soaker tub, separate shower, and dual-sink vanity. Two additional bedrooms and a full 4-piece bath provide ample space for family or guests. The professionally developed walk-out basement (2012) adds great value and expands your



living space with a large family room, 4th bedroom, and another full bathroom—ideal for teens, guests, or multi-generational living. Noteworthy features of this home include gleaming hardwood floors throughout, new roof shingles and eave troughs, five new Lux windows (2024) on the upper floor, central air conditioning, high-efficiency furnace with MERV 13 filter, water softener, radon mitigation system and fully wired for CAT5 throughout. Exterior features include an oversized insulated and drywalled double attached garage and a private, treed, fully fenced backyard with a new composite deck (2018) and a beautiful apple tree. Enjoy immediate access to city transit, scenic ravine pathways, and an expansive green space for year-round outdoor fun including tobogganing, soccer, and more. You are also walking distance to Panatella Square with a grocery store, restaurants, a coffee shop, and more—and just a short drive to Vivo Recreation Centre, Country Hills Town Centre, and two high schools. Don't miss this rare opportunity to own a thoughtfully upgraded, move-in ready family home in one of NW Calgary's most desirable communities!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246552    |
| Price          | \$875,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,086       |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 47 Hidden Creek Point Nw |
| Subdivision | Hidden Valley            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 6J7                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home                                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | High Efficiency, Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Full, Walk-Out                                                                                                                    |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony                                 |
| Lot Description   | Cul-De-Sac, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Stucco, Wood Frame               |
| Foundation        | Poured Concrete                         |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 8    |
| Zoning         | R-CG |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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