

## 95 Hidden Creek Rise NW Calgary, Alberta

**MLS # A2264186**



# \$459,000

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,387 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** window coverings, light fixtures, lighted mirrors, chandelier

**MOVE IN READY.** With this condo unit you have it all!! Stunning totally renovated semidetached unit with 1,800 sq/ft of living space. Embodying contemporary elegance and thoughtful design. Entering the unit you will immediately appreciate the roomy entrance and high ceilings with a stunning chandelier. This unit got new roof and gutters recently as part of a condo project. lots of natural light, beautiful and spacious kitchen with quartz countertops, stainless steel appliances and a convenient pantry. Enjoy the dining area featuring direct access to a private deck. Generous living room space featuring an electric fireplace and a half bathroom at the same level. 3 bedrooms and 2 full bathrooms on the upper level. Laundry facilities are located in the basement for your convenience. Enjoy extra living space with a fully developed basement, use this space as a game room, theatre room, or office. The oversized single car garage features a new epoxy floor with storage capacity very easy to clean, say goodbye to the winter mess in your garage. The renovation project on this unit included upgraded lighting throughout, adding brightness and modernity. Quartz countertops in kitchen, double kitchen sink, new vinyl plank flooring in bathrooms, new bathroom vanities and mirrors and soaking tub for the kids in the shared bathroom. Enjoy a walk-in closet in the primary bedroom. New interior doors, fresh paint and new carpets. This unit has a prime location, very well connected, bus routes, walking distance to schools, shopping mall, banks, supermarkets, pharmacies, gas stations and more. This rare gem will not last long. Book your private viewing today.