

25 Hidden Creek Rise NW
Calgary, Alberta

MLS # A2317734



\$399,900

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,371 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 25 Hidden Creek Rise NW, a meticulously maintained 2-bedroom, 2.5-bath semi-detached home in the sought-after community of Hidden Valley. From the moment you step inside, the pride of ownership is evident. The upstairs bedrooms and bathrooms have been freshly painted and the unit has been professionally cleaned, this home is truly move-in ready. The main floor features a bright, open-concept layout with hardwood flooring, a functional kitchen complete with a corner pantry and laminate countertops, a breakfast bar peninsula, and a dedicated dining area perfect for entertaining. The living room is spacious and features an electric fireplace. Step out from the main level onto your south facing deck, complete with a gas BBQ line, ideal for Calgary summers. The main floor also includes a powder room and provides direct access to the attached garage. Upstairs, the generous bonus area offers incredible flexibility. Use it as a home office, media lounge, or convert it into a third bedroom. The primary suite is spacious featuring a walk-in closet and a private 4 piece ensuite. A second bedroom and additional full bath round out the upper level. The walkout basement adds tremendous value, opening directly to a covered patio offering a peaceful outdoor escape. A front-load washer and dryer are included, and the brand new humidifier ensures year-round comfort. Storage is plentiful throughout. The attached single garage completes the package, offering secure parking and even more storage. Whether you're a first-time buyer, looking to downsize, or investor, this home checks every box. A blank slate if you want to put your personal touch or move in to this well maintained home. Don't miss your chance to own in Hidden Valley. Book your showing today!