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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

108 Hidden Creek Rise NW
Calgary, Alberta

MLS # A2209122

$470,990

Division:	Hidden Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,399 sq.ft.	**Age:**	2002 (23 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Single Garag		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 371
Basement:	Full, Unfinished, Walk-Out To Grade	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

A bright, peaceful home with stunning south views, stylish updates, and room to grow. Welcome home — to a beautifully updated 2-storey offering an ideal balance of comfort and functionality. Freshly painted throughout, the home feels light, clean, and move-in ready. Large windows fill the space with natural light, and the open-concept main floor is perfect for both everyday living and entertaining. The living room features an electric fireplace, adding a cozy touch, while the kitchen is upgraded with granite countertops and features a new backsplash and brand-new stainless steel appliances. Upstairs, a spacious landing with a built-in desk offers a dedicated workspace or study area, and the primary suite includes a walk-in closet and private ensuite. The unfinished walkout basement provides abundant natural light and future flexibility, while the balcony off the main level is the perfect place to relax and enjoy the sunshine and views. Located in a quiet, well-connected neighbourhood, this home is just a short walk to bus stops and close to multiple schools, shopping centres, parks, and pathways. A fantastic opportunity to settle into a bright, comfortable home in Hidden Valley.