

# \$1,080,000 - 22 Hidden Creek Manor, Calgary

MLS® #A2211681

**\$1,080,000**

4 Bedroom, 4.00 Bathroom, 2,450 sqft  
Residential on 0.21 Acres

Hidden Valley, Calgary, Alberta

**LOCATION, LOCATION, LOCATION!!!!**

Welcome to the NW most desirable community of Hanson Ranch {Hidden Valley}. Estate quality 4 bedroom +Office+ den family home in the prestigious community of Hanson Ranch. Fabulous keyhole location at the end of a quiet bay. Spacious rooms and lots of natural light flood in from an abundance of windows. On the main level a beautiful finishing and quality upgrades including a full wall built-in entertainment center, maple hardwood & tile flooring. Make your way to the rear-facing HEART of the HOME where casual dinners or elaborate meals come to life in your well-designed DREAM KITCHEN LAYOUT - complete w/ S/S appliances, a LARGE butcher block countertop island, loads of additional counter & storage space, and FLOODED w/ NATURAL LIGHT. The open kitchen is a heaven for a chaff's creativity with a huge pantry and electronics. Upper level a massive master suite with deluxe ensuite and big windows with a million Dollar views. Three other very good size bedrooms with tons of natural light purring into them complete with walk- in closets and ample room for all the goods. A smaller space in the middle of the rooms can be your smaller office. Lower level has a huge rec room can be a game room or a movie theater for your movie fun nights. A full washroom completes this Level. An insulated and heated garage is perfect for all year long. A massive and very private yard is a perfect summer oasis. Great space for your dog run



also lots of future potentials. A custom-built deck is to enjoy and relaxed on a summer day. A fire pit to roast marshmallows on fall nights. Very safe and peaceful Neiborhood. CANT BE MISSED!!!!

Built in 2003

### Essential Information

MLS® #	A2211681
Price	\$1,080,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,450
Acres	0.21
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	22 Hidden Creek Manor
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6L7

### Amenities

Amenities	Dog Park, Park, Playground, Colf Course
Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Kitchen Island, Pantry
Appliances	Bar Fridge, Dishwasher, Electric Cooktop, Microwave, Convection Oven
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Dock
Lot Description	Backs on to Park/Green Space, City Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	12
Zoning	R-1

## Listing Details

Listing Office	CalEstate Realty
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