

\$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. CAN'T 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 | Golf Course, Park, Playground, Dog Park |
| Parking Spaces | 2 |
| Parking | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Heated Garage |
| # 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 | 62 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|------------------|
| Listing Office | CalEstate Realty |
|----------------|------------------|

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