

\$849,900 - 47 Hidden Creek Point Nw, Calgary

MLS® #A2246552

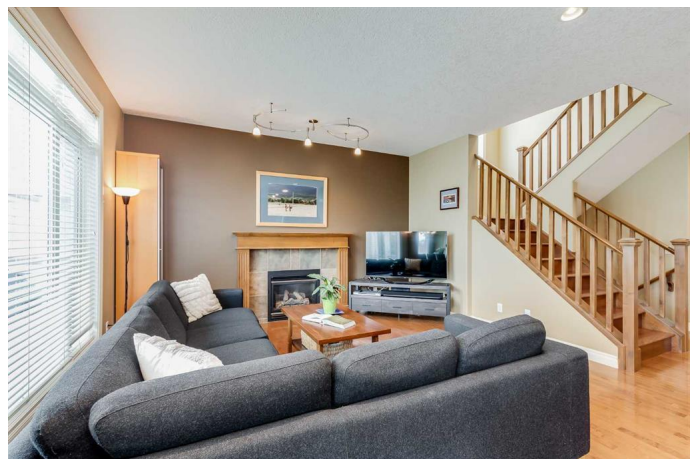
\$849,900

4 Bedroom, 4.00 Bathroom, 2,086 sqft

Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

OPEN HOUSE - Saturday Sept 13th and Sunday Sept 14th 1:00pm-3:00pm. Terrific opportunity - price adjusted \$25,000! DON'T MISS THIS BEAUTIFULLY UPGRADED FAMILY HOME in sought-after Hanson Ranch showcasing quality craftsmanship and finishes throughout! Tucked away on a quiet cul-de-sac, this fully developed 2-storey gem offers the perfect blend of peace, privacy, and proximity to amenities. With over 2,800 sq ft of living space, this home is thoughtfully designed for everyday comfort and entertaining. Step inside to a bright and open main floor featuring 9'™ ceilings, rich hardwood flooring on all three levels, and attractive ceramic tile (brand new in laundry room and guest bathroom), no carpet here! Also note fresh paint on most of the main and upper levels. A front den offers a quiet space for work or study, while the chef-friendly kitchen is sure to impress with upgraded appliances, a walk-through pantry, and a generous dining area. The welcoming Great Room boasts a cozy gas fireplace, perfect for relaxing evenings. A separate mudroom, main floor laundry, and a 2-piece powder room complete this level. Upstairs, the spacious primary suite is a true retreat, boasting an expansive walk-in closet complete with a custom designed storage system and a spa like ensuite with a luxurious soaker tub, separate shower, and dual-sink vanity. Two additional bedrooms and a full 4-piece bath provide ample space for family or guests. The



professionally developed walk-out basement (2012) adds great value and expands your living space with a large family room, 4th bedroom, and another full bathroom—ideal for teens, guests, or multi-generational living. Noteworthy features of this home include gleaming hardwood floors throughout, new roof shingles and eave troughs, five new Lux windows (2024) on the upper floor, central air conditioning, high-efficiency furnace with MERV 13 filter, water softener, radon mitigation system and fully wired for CAT5 throughout. Exterior features include an oversized insulated and drywalled double attached garage and a private, treed, fully fenced backyard with a new composite deck (2018) and a beautiful apple tree. Enjoy immediate access to city transit, scenic ravine pathways, and an expansive green space for year-round outdoor fun including tobogganing, soccer, and more. You are also walking distance to Panatella Square with a grocery store, restaurants, a coffee shop, and more—and just a short drive to Vivo Recreation Centre, Country Hills Town Centre, and two high schools. Don't miss this rare opportunity to own a thoughtfully upgraded, move-in ready family home in one of NW Calgary's most desirable communities!

Built in 2002

Essential Information

MLS® #	A2246552
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,086
Acres	0.10
Year Built	2002

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	47 Hidden Creek Point Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6J7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	38
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.