



## 39 Hidden Creek Place Calgary Alberta

\$434,900

BACKING ONTO THE TRANQUIL POND and extensive pathway system sits this well-maintained END UNIT bungalow-style townhouse with an ATTACHED GARAGE. An abundance of natural light washes over the main floor with an OPEN AND AIRY FLOOR PLAN designed for both comfort and entertaining. NEW LIGHTING, ENGINEERED HARDWOOD FLOORS, IN-FLOOR HEATING, PRE-WIRED FOR SECURITY, FIBRE OPTIC READY, and rough-in central vacuum are just a few of the wonderful upgrades that add to the allure of this fantastic home. Soaring CATHEDRAL CEILINGS in the living room invites you to sit back and relax in front of the STONE-ENCASED FIREPLACE. Patio sliders lead to the balcony with a GAS LINE for summer barbeques with GORGEOUS POND VIEWS AS THE BACKDROP. The dining room has plenty of room for hosting with EXTRA FLEX SPACE for an open office area. Prepping, cooking and hosting are simplified in the well laid out, VERY LARGE KITCHEN featuring newer STAINLESS STEEL APPLIANCES (the fridge and stove were REPLACED IN THE LAST 2 YEARS!), lots of counter space including a BREAKFAST BAR and a closet pantry for extra storage. At the end of the day retreat to the CALMING PRIMARY OASIS for some R&R complete with a WALK-IN CLOSET and your own private 4-PIECE ENSUITE, no more sharing! The SECOND BEDROOM easily accommodates guests or serves as a quiet work area or hobby room. A SECOND 4-PIECE BATHROOM and IN-SUITE LAUNDRY add to your convenience. The entry level provides access to the INSULATED GARAGE with tons of INTEGRATED STORAGE. Extra parking for guests is available on the driveway or in the visitor stalls within the complex. Additional upgrades include a new hot water tank and a new washer and dryer within the last 2 years. The boiler has been maintained regularly for in-floor heating with 2 zones. This beautiful, move-in ready home is ideally situated with the serene environmental reserve right out your d...

Living room 13.42 Ft x 12.42 Ft

Dining room 13.50 Ft x 10.50 Ft

Other 6.17 Ft x 6.08 Ft

Laundry room 5.75 Ft x 5.42 Ft

Other 11.92 Ft x 7.17 Ft

Other 7.17 Ft x 5.17 Ft

Primary Bedroom 14.67 Ft x 11.25 Ft

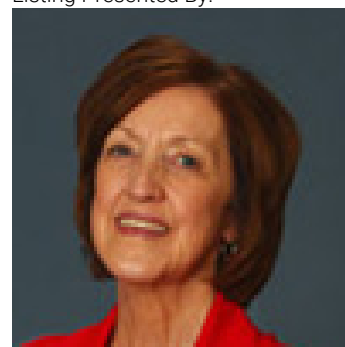
Bedroom 11.17 Ft x 9.58 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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