



Calgary-A-Hanson Ranch
22 HIDDEN CREEK Green NW

LP \$ 638,888
MLS #: C3597985

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	8	Year Built:	2000
Bedrms:	Above: 3/Ttl: 5	Basement:	Walkout
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	2265.82	Total Sq M:	210.5
			New Construction: N

Welcome to this extraordinary fully developed, two storey family residence backing onto a pond and green space in the community of Hanson Ranch. This comfortable family home features over 3350 sqft of living quarters, 5 bedrooms and 4 bathrooms. Beautiful main level features an office, formal living and dining room and large kitchen with island and breakfast nook which is open to the bright family room featuring custom built-in cabinetry with gas fireplace and spectacular vaulted ceilings. Upper level boasts the master bedroom retreat with a large 5-pc ensuite, a corner jetted soaker tub, separate shower, a large walk in closet and relaxing reading lounge. Two other bedrooms and a full bathroom rounds out the upper level. Walkout basement features two additional bedrooms, a bathroom, a large family room and a door leading to the beautifully landscaped back yard which offers a large upper deck and lower level patio with hot tub. Located close to Country Hills Village shopping and 20 minutes to downtown.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	2	0	0	Occupancy: Seller		Main:	119.4	1285.22
Enst Baths:		0	0	0	1	0			Uppr:	91.1	980.60
Addl Rms:							Garage Dim:		AbGd:	210.5	2265.82
Fin Fpl/Rgh:	1/						Elem Schl:		Lowr:	101.0	1087.16
Fireplace:	Mantle						Middle Schl:		BIGd:	101.0	1087.16
Parking:							High Schl:		Total A.G:	210.5	2,265.82

Living Room:	3.4x3.4	M	Master Bdrm:	5.8x4.3	U
Dining Room:	2.7x4.5	M	Bedrm 2:	3.6x3.6	U
Kitchen:	5.5x4.6	M	Bedrm 3:	3.6x3.2	U
Family Room:	5.8x4.3	M	Bedrm 4:	3.6x3.6	L
Den:	2.5x2.5	M	Bedroom	3.6x3.2	L

Bonus Room:

Flooring:	Hardwood, Carpet, Ceramic Tile	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Cedar Shakes	Heat Fuel:	Natural Gas
Exterior:	Stucco, Stone	Remodel:	
Site Influen:	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Park/Reserve, View, Low Maintenance Landscape, No	Features:	Deck, Detectors Smoke, No Smoking Home, Patio, Porch, Vaulted Ceiling, Wall Unit-Built-In
Goods Incl:	Dryer, Dishwasher-Built-In, Blinds- Roll Up; Pull Down, Garage Control, Fan-Ceiling, Hood Fan, Garage Opener, Garage Opener-1 Control, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer	Amenities:	Fenced, Fireplaces, Playground
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None

Front Exposure: S

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/2			
Reg Size:				

Total Lot M2:	473.0	Lot Dimen:	
Frontage:	14.0	Lot Shape:	Rectangular
Depth:	33.0	Zoning:	R-C1
Conform:		Front Expos:	S
		Cnform Yr:	

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 3,423 - 2013	Local Improve	