

**367 Hidden Creek Boulevard NW**  
**Calgary, Alberta**

**MLS # A2267180**



**\$785,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,110 sq.ft.                                                            | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Land |               |                   |

|                    |                                                                                                                                                 |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl                                                                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Clay Tile                                                                                                                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                                                    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar |                   |     |
| <b>Inclusions:</b> | Shed                                                                                                                                            |                   |     |

Location, location, location! This beautiful home is close to all amenities including country hills town center with theatre, restaurants, grocery stores and more. Public transportation is nearby and there is quick access to Deerfoot trail and Stoney trail, making it easy to get anywhere in the city. This upgraded and immaculate home offers an open concept from the kitchen to the dining and living room. The main level features hardwood and vinyl plank flooring. The kitchen is bright with light colored cabinets, stainless steel appliances, a large pantry, plenty of counter space, filtration system in the kitchen, and a large island with an eating bar. The dining area opens to a spacious south-facing deck built with composite materials. The living room is welcoming and warm with a gas fireplace. The main floor also offers a large foyer with excellent closet space, a half bath, and laundry off the mudroom that leads to the fully insulated and drywalled double garage. Upstairs you will find three generous bedrooms including a large master bedroom with a walk-in closet and four piece ensuite featuring a corner tub and separate shower. The other two bedrooms are a good size and are separated from a very spacious bonus room. The walkout basement is fully developed with a huge rec room, a wet bar, and an electric fireplace. There is also a spa-like three piece bathroom and an additional good sized bedroom. From here you can step out to the covered patio and enjoy the fully landscaped and fenced yard. Added upgrades include 9 ft ceiling throughout the main and upper level, central air, a clay tile roof, newer windows, newer siding, and a hot water tank replaced in 2023. There are also custom shutters on all the windows in the basement. This home is move-in ready with incredible value in a sought-after location. don't miss it.