

# \$669,900 - 130 Hidden Ranch Road Nw, Calgary

MLS® #A2210007

**\$669,900**

5 Bedroom, 4.00 Bathroom, 1,811 sqft

Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

Welcome Home. Beautifully maintained by the original owners, this two storey home is ideally located in the sought-after community of Hidden Valley. Offering a thoughtfully designed layout with modern updates and a fully developed basement. Stepping inside, you enter the spacious front living room featuring an open to below concept with soaring ceilings and beautiful natural light from large windows. The updated open-concept kitchen boasts granite countertops, an island, stainless steel appliances, and a corner pantry, making it perfect for entertaining. The adjacent eat-in dining area flows seamlessly into the living room, complete with a fireplace and custom built-in cabinetry. There is a formal dining room which could easily convert to a home office/den. The main floor laundry room conveniently adds to the home's functionality. Upstairs, is 3 generous bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. An updated three-piece bathroom serves the additional bedrooms. The fully developed basement offers even more living space, featuring 2 extra bedrooms, a large recreation room with built in cabinetry and an additional full bathroom. Enjoy warm summer days on your private deck and patio space in the fully fenced backyard. Ideally located just minutes from schools, shopping, transit, parks, and has easy access to Stoney Trail and Country Hills Blvd.



Built in 1996

## Essential Information

MLS® #	A2210007
Price	\$669,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,811
Acres	0.09
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	130 Hidden Ranch Road Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5S6

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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