

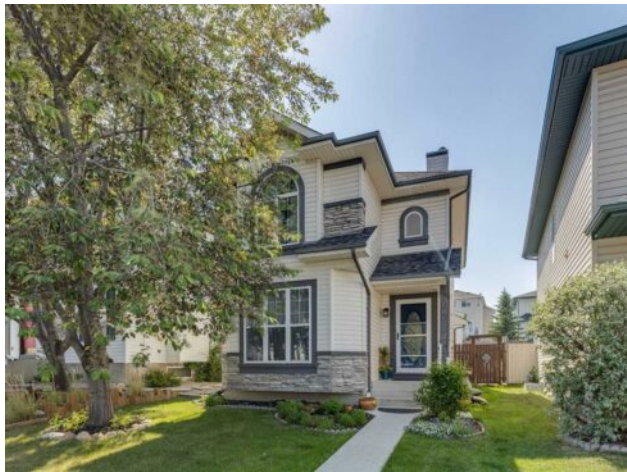


GRASSROOTS
REALTY GROUP

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121 Hidden Ranch Hill NW
Calgary, Alberta

MLS # A2230759



\$619,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,287 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage		

Inclusions: TV Brackets (aside from the one in the living room)

Nestled on a quiet street in the sought after community of Hidden Valley, this tastefully updated 2 Storey home features over 1700 sq ft of developed living space. Meticulously maintained, this home features newer wood grain laminate flooring, fresh neutral paint tones, and tons of natural light throughout. The living room is the ideal space to gather with friends and family, while you enjoy the ambiance of the cozy gas fireplace. The beautifully renovated kitchen will make anyone feel like a chef, with full height custom white shaker style cabinetry, the perfect blend of granite and butcher block countertops, a raised eating bar, stainless steel appliances, and a corner pantry. Situated across from the kitchen is a spacious dining area, with convenient access to the backyard deck, for all those BBQ enthusiasts. Head upstairs to a spacious primary bedroom complete with walk in closet, and an updated 4 piece ensuite. 2 additional bedrooms are down the hall and share a jack and jill 3pc bathroom. Downstairs is a large rec room offering flexible space for a home theatre, play room, gym, office space, or all of the above. Laundry and ample storage complete this lower level. Step outside and enjoy the West facing yard, with low maintenance landscaping, a large deck (& gas line), and the latest addition to the home…an oversized double detached heated garage! This home also includes central air conditioning, newer hot water tank and high efficiency furnace. Ideally located near top-rated schools, parks, playgrounds, walking paths, shopping, and major roadways, this home offers the perfect blend of charm, comfort, and convenience. This gem in Hidden Valley, is ready to welcome you home.