



**GRASSROOTS**  
REALTY GROUP

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**323 Hidden Ranch Circle NW  
Calgary, Alberta**

**MLS # A2231339**



**\$725,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,669 sq.ft.	<b>Age:</b>	1997 (28 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, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** shed

Welcome to this beautifully maintained 2-storey home in the highly sought-after and family-friendly neighbourhood of Hidden Ranch. Offering over 2,275 sq ft of developed living space, this home is perfectly situated within walking distance to three schools, parks, bike paths, and everyday amenities—an ideal setting for growing families. From the moment you enter, you'll be impressed by the vaulted ceilings, abundant natural light, and gleaming maple hardwood floors that flow throughout the main level. The open-concept design features a warm and inviting kitchen complete with stainless steel appliances, a large island, granite countertops, a corner pantry, and a sunny breakfast nook. Just off the kitchen, the dining area and cozy living room with a gas fireplace create the perfect space for hosting family and friends. The main floor also includes a convenient laundry/mudroom—perfect for busy families. Upstairs, the spacious primary bedroom offers a walk-in closet and a beautifully newly renovated spa-like 4-piece ensuite with elegant tile. Two additional generous bedrooms and a second 4-piece bathroom complete the upper level. The fully developed walkout basement is thoughtfully designed with a large rec room, a fourth bedroom (non-compliant window), and tons of storage. Step outside to a sunny, private backyard featuring a maintenance-free composite deck with a gas line for your BBQ and a lower patio ideal for entertaining. Oversized double attached garage! Additional upgrades include central air conditioning and furnace, hot water tank, roof replacement in 2020, gorgeous updated kitchen and bathrooms and more. This home has been lovingly cared for by its second owners and is truly move-in ready. With easy access to major routes like Stoney Trail and close proximity to schools, shopping, and recreation, this is a home

you don&rsquo;t want to miss. Book your private showing today or check out the 3D tour!