



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**137 Hidden Ranch Road  
Calgary, Alberta**

**MLS # A2231795**



**\$539,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot, Sloped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to 137 Hidden Ranch Road NW, nestled in the heart of Hidden Valley, one of Calgary's most cherished family-friendly communities. Whether you're a growing family seeking roots, a professional craving a peaceful retreat, or an investor eyeing rental potential, this well-cared-for property is ready to welcome its next proud owners, boasting almost 2000 sq ft of thoughtfully designed living space. Venture downstairs to a fully finished walkout basement where you will find a renovated second full bathroom, two additional bedrooms, each spacious enough to serve as a guest room or home office. While the walkout design floods the space with sunlight, erasing any notion of a typical basement. This large, finished walkout basement is perfect for growing families or multigenerational living. Head upstairs to two more perfect sized bedrooms and a full bathroom along with an open living room, with its cozy fireplace and vaulted ceilings, flowing into a bright kitchen and dining area framed by large windows and a large sunny deck. The roof was replaced just five years ago. Several windows, upgraded by Lux Windows to boost energy efficiency and 90% of the Poly-B plumbing has been replaced. Beyond its walls, 137 Hidden Ranch Road NW is part of Hidden Valley, a vibrant northwest Calgary community that's as dynamic as it is welcoming. This neighborhood pulses with a youthful energy—its median age of 35 reflecting a mix of young families and professionals who value its blend of suburban calm and urban convenience. Families will delight in the proximity to top-tier schools like Hidden Valley Elementary (K-3), Valley Creek Middle School (4-9), and St. Elizabeth Seton (K-9), all nestled within the community's borders, making morning drop-offs a breeze. Outdoor lovers will find paradise in the 15 playgrounds and 27 park

spaces dotting the landscape, including the nationally acclaimed Hidden Hut Playground&mdash;an inclusive masterpiece that draws families from across Calgary. The Hidden Valley Community Association (HVCA) keeps the spirit alive with events like pumpkin carving contests, Easter egg hunts, and massive garage sales, weaving a tight-knit fabric of neighborly connection. Crowfoot Crossing, one of Calgary&rsquo;s largest outdoor malls, is minutes away with over 240 shops, services, and dining options. Nearby, Country Hills Village offers a Superstore and boutique shops, while Beacon Hill features big-box stores like Costco and Home Depot. Nose Hill Park, one of Canada&rsquo;s largest municipal parks, is a short drive away, boasting trails and city views for hikers and nature lovers. Bordered by Stoney Trail, Beddington Trail, Country Hills Boulevard, and Shaganappi Trail, Hidden Valley provides quick access to downtown Calgary, the University of Calgary, and the airport&mdash;ideal for commuters seeking connectivity and calm. Schedule a viewing today to discover your dream home and community.