



**GRASSROOTS**  
REALTY GROUP

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## 71 Hidden Ranch Close NW Calgary, Alberta

**MLS # A2244524**



# \$679,900

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<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>	-
<b>Features:</b>	Chandelier, Double Vanity, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Backyard Shed

Public Open House August 4th (2:00-4:30 pm) . Welcome to this beautifully renovated 2-Storey home in the sought-after community of Hidden Valley. Featuring over 2100 sq.ft. of living space across three levels, this 4 -bedroom, 3 1/2 bath gem is move-in ready with front-drive double attached garage and a brand-new driveway. Extensive upgrades included freshly painted walls throughout the home.; gleaming quartz countertops and new tile backsplash in every bathroom and kitchen; all brand-new stainless steel kitchen appliances; new Lighting fixtures and bathroom flooring. Main floor with open-concept layout, bathed in natural light. The cozy living room features durable laminate floors and a gas fireplace. The renovated Kitchen boasts a bright extended breakfast nook, walk-in corner pantry and ample cabinetry and counter space for home chef. Upstairs, the spacious primary suite offers a walk-in closet and 5-piece ensuite with a Jacuzzi tub and separate shower. Two additional bedrooms and a 4-piece full bath complete the upper level. The professionally fully-developed basement adds even more value, featuring a large family/recreation room; a fourth bedroom, a stylish 3-piece full bath with a custom stone-tiled shower and a storage area for family use. This property includes Central Air Conditioning for year round comfort and No Poly-B Plumbing for added peace of mind. This home is located on a quiet street near all amenities( schools, bus services and Hamptons shopping center), with a private backyard, spacious (22'8"x16'6") deck and valley view. To see is to appreciate. Property is vacant ready for immediate possession.