



GRASSROOTS
REALTY GROUP

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85 Hidden Ranch Hill NW
Calgary, Alberta

MLS # A2247567



\$569,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,367 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: see remarks

Welcome to this Exquisite Detached Home in the very desirable community of Hidden Valley – Fully Renovated with a Brand-New Basement and a New Roof Shingles last year! This stunning home has been thoughtfully updated with modern elegance and timeless comfort, featuring a brand-new professionally developed basement complete with a large family room, extra bedroom, and ample storage. The bright, open-concept layout is flooded with natural light, showcasing a gourmet kitchen with sleek quartz countertops, stainless steel appliances, and a stylish backsplash. The spacious primary suite offers a walk-in closet and a luxurious en-suite, while the beautifully landscaped backyard with an expansive deck provides the perfect outdoor retreat with south facing Beckyard. Located in the family-friendly community of Hidden Valley, this home is close to top-rated schools, parks, walking trails, and major roadways. With tons of upgrades, this move-in-ready home is the perfect blend of style and practicality. Book your private viewing before it is gone, a must see!