



GRASSROOTS
REALTY GROUP

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**315 Hidden Ranch Place
Calgary, Alberta**

MLS # A2252682



\$709,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Perimeter Wall	Utilities:	-
Features:	Kitchen Island, No Animal Home, Pantry, Quartz Counters		

Inclusions: None

Welcome to your dream home at 315 Hidden Ranch Place NW, nestled in the serene and family-friendly community of Hidden Valley, Calgary! This stunning, fully renovated 4-bedroom, 3.5-bathroom home offers modern elegance and functional living, perfect for families or those seeking a peaceful retreat. Step inside to discover a bright and airy open-concept kitchen that seamlessly flows into a spacious living room, ideal for entertaining or cozy family nights. The large bonus room with a charming gas fireplace adds warmth and versatility. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite, all complemented by three full bathrooms for ultimate convenience. The fully finished basement is a standout, featuring a fourth bedroom, a full bathroom, new flooring, and fresh paint, offering a private space for guests, teens, or extended family. The home has been meticulously updated with new flooring in the basement, fresh paint throughout, and modern finishes, ensuring a move-in-ready experience. Outside, enjoy a beautiful backyard complete with a deck, perfect for summer barbecues or relaxing in the tranquil setting of this quiet neighborhood. The front-attached double garage provides ample parking and storage, adding to the home's practicality. Located in the heart of Hidden Valley, this home offers the best of suburban living with easy access to Calgary's amenities, schools, parks, and major routes like Stoney Trail. Don't miss this opportunity to own a fully renovated, move-in-ready gem in one of Calgary's most sought-after communities! Schedule your viewing today!