



GRASSROOTS
REALTY GROUP

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71 Hidden Ranch Close NW Calgary, Alberta

MLS # A2255479



\$635,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Back yard Shed

Public Open House Sunday (1:30 p.m.-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 new 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 lever. 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.