



GRASSROOTS
REALTY GROUP

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

159 Hidden Ranch Circle NW
Calgary, Alberta

MLS # A2260137



\$599,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,743 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Located on a quiet street in Hidden Valley and just a 10-minute walk to Valley Creek School, this 4-level split fully finished walkout home offers over 2,000 sq.ft. of flexible living space on a desirable lot with no neighbour on one side and direct access to a walking path. Freshly painted throughout and with a new roof (2024), this is a well-situated home ready for your personal touch. The main level impresses with a 13'6" vaulted ceiling spanning the Living, Dining, and Kitchen areas. The Living Room features hardwood flooring, while the spacious Dining Room and Kitchen are finished with slate flooring. The Kitchen includes a pantry, ample cabinetry, granite countertops, and stainless steel appliances for everyday functionality. A few steps down lead to a spacious Family Room with brand-new vinyl plank flooring, built-in shelves, and a cozy gas fireplace—perfect for relaxing or entertaining. From here, walk out to a large deck and enjoy the east-facing landscaped backyard. A 4-piece bath on this level adds convenience. Going up to the upper level, you will find a well-sized Primary Bedroom complete with a walk-in closet with organizer, a full ensuite bath, and brand-new carpet throughout the entire upper floor. Two additional Bedrooms and a 4-piece Bathroom provide comfortable accommodation for the rest of the family. The lower level includes a flexible Recreation Room with new carpet, ideal for hobbies, a playroom, or home gym, along with extra storage space. Additional features include a double attached garage and fresh interior paint throughout. Enjoy living close to parks, playgrounds, tennis and pickleball courts, and with easy access to Shaganappi Trail and Stoney Trail, commuting and weekend outings are a breeze.