



GRASSROOTS
REALTY GROUP

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67 Hidden Ranch Boulevard NW
Calgary, Alberta

MLS # A2265929



\$659,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Dry Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully updated and fully developed two-storey home, ideally situated on one of Hidden Valley's most sought-after streets. With over 1,600 sq. ft. above grade and four bedrooms and three-and-a-half bathrooms, this property offers the perfect blend of comfort, style, and family functionality. From the moment you arrive, you'll notice the exceptional pride of ownership—the home has been freshly painted inside and out, features updated lighting, and boasts major upgrades including a new roof, central air conditioning, and Gemstone exterior lighting, adding both curb appeal and year-round functionality. Step inside to a welcoming foyer that opens into a sunlit open-concept main floor designed for everyday living and entertaining. The living room centers on a cozy gas fireplace framed by windows, creating a warm, inviting atmosphere. The kitchen features stainless steel appliances, a corner pantry, and plenty of prep space for family meals. Upstairs, the primary suite impresses with a walk-in closet and a 4-piece ensuite, highlighted by stylish glass-block details. The fully finished basement expands your living space with a spacious family room, a custom-built bar with stone backsplash, a 3-piece bath, and a den that can efficiently serve as a fourth bedroom or home office. Step outside to your sunny southwest-facing backyard oasis—professionally landscaped with stone-walled flower beds, retaining walls, and a large patio with a fire pit, perfect for summer gatherings and evening relaxation. Located steps from schools, playgrounds, and green spaces, this home delivers the complete Hidden Valley lifestyle—move-in ready and beautifully upgraded from top to bottom.

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