



**120 Hidden Ranch Crescent NW  
Calgary, Alberta**

**MLS # A2287975**



**\$699,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,820 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Hidden Valley Sanctuary! Start the day with less rushing and more connecting. Imagine mornings where the kids can walk to both Public and Catholic K&ndash;9 schools in under five minutes giving your family back the gift of time. Tucked on a quiet Hidden Valley street where neighbours look out for one another, this beautifully maintained home offers the kind of comfort and security families truly value. Backing onto a massive, serene green space with open northern views, you&rsquo;ll enjoy rare privacy with no rear neighbours and plenty of room to breathe. Inside, soaring ceilings and a stunning three-sided fireplace create an immediate sense of warmth and home. The open-concept kitchen with raised island is truly the heart of the house, perfect for busy breakfasts and gathering at the end of the day. Upstairs, you&rsquo;ll find three generously sized bedrooms and two full bathrooms, along with a sun-filled vaulted bonus room that flexes beautifully as a play space, movie lounge, or peaceful home office. The fully finished basement, complete with wet bar and den, offers the extra room growing families and guests will appreciate. Life here is wonderfully convenient. Minutes to Beacon Hill and Creekside shopping, with quick access to Stoney Trail and Shaganappi Trail for easy commuting or weekend mountain escapes, and only 15 minutes to the airport. Stay comfortable all summer with central air conditioning and enjoy a community rich with parks, tennis courts, pickleball, and playgrounds.