



**127 Hidden Ranch Terrace NW
Calgary, Alberta**

MLS # A2304777



\$774,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Off St		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Low Main		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)

Inclusions: Microwave in Basement, Mini Fridge in Basement, Shed in backyard, Underground sprinklers, TV Mounts

Located on a desirable corner lot in Hidden Valley, this well maintained by original owner two storey offers over 2,900 sq ft of functional living space with custom upgrades throughout. The main floor is designed for both everyday busy families or multigenerational setups, featuring oversized windows with updated up/down blinds that flood the space with natural light while overlooking the private, landscaped backyard and walking path. The living room is anchored by a fireplace with a custom built in wine rack feature, adding both style and function. The kitchen offers extended cabinetry and counter space, an oversized walk in pantry, and a breakfast nook. A second living/dining area is surrounded by windows, showcasing the corner lot, mature landscaping and front porch. Just off the garage, the updated mudroom with custom built ins, laundry, sink, and additional storage keeps everything organized and practical. Upstairs includes 4 bedrooms, highlighted by a redesigned primary suite with improved layout and flow. The ensuite features a walk-in shower, dual sinks, custom drawers, and organized closet space. The bedroom itself includes a feature wall with electric fireplace and TV mount space. To complete the floor there are 3 additional generous bedrooms, a full bath and hallway skylight. The fully developed basement adds even more versatility with a 5th bedroom, flex room (ideal for gym, office, or studio), and a spacious rec area. Custom arched solid wood doors add a unique rustic focal point and character to the basement, while the rec room includes a dry bar with cabinetry and room for games, theatre, or lounge space. A third full bathroom and additional storage complete the lower level. Outside, the south facing backyard is private and low maintenance (underground water sprinklers + Electrical to flower beds), featuring a 2 tiered deck, pergola with canopy,

custom brick patio with firepit, and decorative wood fencing with planter boxes. The shed is designed to match the home, and the yard extends beyond the fence line...offering even more usable space. UPDATES: New Shingles (2018) from Epic roofing, Anode in water tank replaced (2023), New triple pane Lux windows on main floor and back door(2025). New skylight (2025). Close to parks, pathways, and amenities, this home combines space, functionality, and standout features in a family-friendly location.