



**136 Hidden Ranch Road NW
Calgary, Alberta**

MLS # A2139864



\$665,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, Walk-In Closet(s)		

Inclusions: TV Mounts, Projector & Hardware in Basement, Storage Shed in Backyard, Patio cover in rear, outdoor sink.

The best value under \$700k, 2200+ sq ft of fully finished developed space, and a double attached garage! Welcome to 136 Hidden Ranch Road NW, a beautifully updated 3-bedroom, 3.5-bathroom family home nestled in the heart of Hidden Valley, NW Calgary. This freshly repainted gem offers three spacious bedrooms, including a luxurious master suite with an en-suite bathroom, and three and a half modern bathrooms with stylish fixtures and finishes. The bright and airy living spaces are filled with ample natural light, making them perfect for relaxing and entertaining. The well-appointed kitchen comes with modern appliances, abundant storage, and a gas range, perfect for the home chef. The beautifully landscaped and fully fenced yard offers a serene outdoor oasis, featuring a large 2-tiered deck, perfect for enjoying Calgary's beautiful seasons. The fully finished basement provides a large recreational area, ideal for family gatherings or entertainment, along with a flex room/den for additional living space, perfect for a home office or guest room. Located in Hidden Valley, this home is in close proximity to excellent schools, making it a prime choice for families. Nearby schools include Hidden Valley School (Grades K-4), Valley Creek School (Grades 4-9), and St. Elizabeth Seton School (Catholic, Grades K-9). Enjoy nearby parks, playgrounds, and walking trails, offering ample opportunities for outdoor activities. The area also provides convenient access to local shopping centers, restaurants, and cafes, catering to all your needs. Easy access to major roads and public transportation ensures a seamless commute to downtown Calgary and beyond. This charming home in Hidden Valley is move-in ready and waiting for you to make it your own. Don't miss the chance to experience the perfect blend of comfort, convenience, and community. Schedule your

private viewing today and envision the possibilities at 136 Hidden Ranch Road NW!