



GRASSROOTS
REALTY GROUP

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

MLS # A2210007



\$669,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,811 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Walk-In Closet(s)		

Inclusions: Storage Shed, Wall mounted Speakers, 4 TV Wall mounts, Shelving in garage, Tire Rack

Welcome Home. Beautifully maintained by the original owners, this two storey home is ideally located in the sought-after community of Hidden Valley. Offering a thoughtfully designed layout with modern updates and a fully developed basement. Stepping inside, you enter the spacious front living room featuring an open to below concept with soaring ceilings and beautiful natural light from large windows. The updated open-concept kitchen boasts granite countertops, an island, stainless steel appliances, and a corner pantry, making it perfect for entertaining. The adjacent eat-in dining area flows seamlessly into the living room, complete with a fireplace and custom built-in cabinetry. There is a formal dining room which could easily convert to a home office/den. The main floor laundry room conveniently adds to the home's functionality. Upstairs, is 3 generous bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. An updated three-piece bathroom serves the additional bedrooms. The fully developed basement offers even more living space, featuring 2 extra bedrooms, a large recreation room with built in cabinetry and an additional full bathroom. Enjoy warm summer days on your private deck and patio space in the fully fenced backyard. Ideally located just minutes from schools, shopping, transit, parks, and has easy access to Stoney Trail and Country Hills Blvd.