



**GRASSROOTS**  
REALTY GROUP

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## 36 Hidden Ranch Mews NW Calgary, Alberta

**MLS # A2210110**



**\$869,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,466 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Hot tub, Freezer in basement, Shed, Heater in garage, underground water sprinkler system

Welcome to 36 Hidden Ranch Mews located on a quiet cul-de-sac backing onto a greenspace and playground. Rare 3 bedroom up bungalow home with 2,571sqft of living space that has been completely renovated from top to bottom. Featuring a main floor with just under 12ft of vaulted ceilings, 12mm scratch and fade resistant hardwood flooring throughout with 30-year warranty and open concept floorplan. Modern kitchen with custom cabinetry, granite countertops, stainless steel appliances including brand new never been used built in wall oven and microwave and walk-in pantry. Large great room with massive picturesque windows and a great size dining room with access to a south facing backyard. Here you will experience a northern oasis feeling in a superior low maintenance landscaped mature treed private irrigated garden complete with 8-person waterfall hot tub loaded with high tech features, perimeter designer curtain rods for outdoor privacy curtains, new maintenance free large composite deck, glass railings, arbor, gazebo, lighted storage shed, hot & cold exterior water taps, exposed aggregate sidewalks and new perimeter fencing with modern gates backing onto beautiful children's playground with walking paths and room to play soccer/baseball with neighborhood families. To finish off the main floor you will find a large primary bedroom with vaulted ceilings, a walk-in closet and a 4pc ensuite with soaker tub and separate shower. Two other good-sized bedrooms, a full 4pc bathroom with large linen closet and a front den/office space with glass French doors. There is opportunity to easily convert one bedroom to a main floor laundry room. The basement is fully finished featuring a large family/recreation room with a corner gas fireplace with raised slate hearth and custom mantel. Two large bedrooms each with a walk-in closet, a 4pc

bathroom, huge laundry room with plenty of upper and lower cabinets, a large laundry sink and tiled floor. Other features include a freshly painted home throughout including ceiling, Hunter Douglas window coverings with lifetime warranty, a very large storage/utility room complete with built-in shelving including ski/snowboard rack and painted floor. New pex water lines, a 24port manifold system, tankless Rinnai hot water, A/C, Vacuflo throughout the house with 5 supervalve outlets and a handyman's heated and bright double attached garage complete with custom modern closed storage cabinets, pull out storage drawers, irrigation control and electrical sub panel. Complimented with interior hot/cold water taps and vacuflo outlet perfect for detailing your vehicle. Located within walking distance to 3 different schools, easy access in and out of the community and just a short distance to restaurants, shopping and major transportation routes. This home shows the pride of ownership and is in great shape and ready to move in. Don't miss out on this opportunity. Make your private showing today.