

# \$635,000 - 71 Hidden Ranch Close Nw, Calgary

MLS® #A2255479

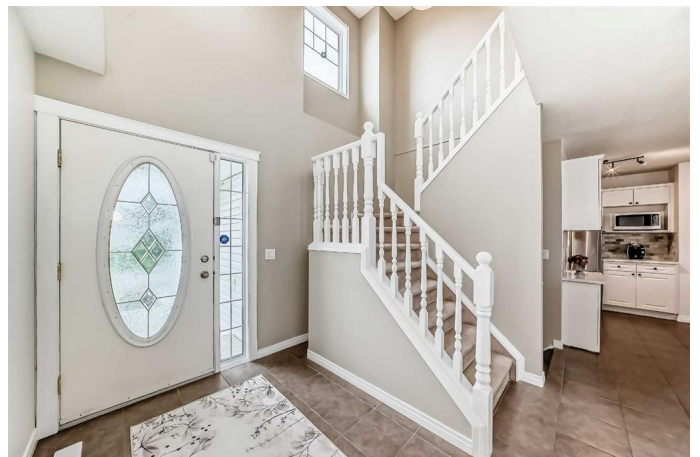
**\$635,000**

4 Bedroom, 4.00 Bathroom, 1,514 sqft

Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

Listing is conditionally sold. Lister will open door to show for any back up offers in this beautiful property. Welcome to see this fully renovated 2-Storey home in the sought-after community of Hidden Valley. Featuring over 2100 sq. ft. of living space across three levels, this 4 -bedroom, 3 1/2 bath gem is move-in ready with front-drive double attached garage and a brand-new driveway. Extensive UPGRADES included freshly painted walls throughout the home.; gleaming new quartz countertops and new tile backsplash in every bathroom and kitchen; all brand-new stainless steel kitchen appliances; new Lighting fixtures and bathroom flooring. Main floor with open-concept layout, bathed in natural light. The cozy living room features durable laminate floors and a gas fireplace. The renovated Kitchen boasts a bright extended breakfast nook, walk-in corner pantry and ample cabinetry and counter space for home chef. Upstairs, the spacious primary suite offers a walk-in closet and 5-piece ensuite with a Jacuzzi tub and separate shower. Two additional bedrooms and a 4-piece full bath complete the upper lever. The professionally fully-developed basement adds even more value, featuring a large family/recreation room; a fourth bedroom, a stylish 3-piece full bath with a custom stone-tiled shower and a storage area for family use. This property includes Central Air Conditioning for year round comfort and No Poly-B Plumbing for added peace of mind.



This home is located on a quiet street near all amenities( schools, bus services and Hamptons shopping center), with a private backyard, spacious (22'8"x16'6") deck and valley view. To see is to appreciate. Property is vacant ready for immediate possession.

Built in 1999

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255479    |
| Price          | \$635,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,514       |
| Acres          | 0.09        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 71 Hidden Ranch Close Nw |
| Subdivision | Hidden Valley            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 6C9                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

### **Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Chandelier, Double Vanity, Jetted Tub, No Smoking Home, Pantry, |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                                                                  |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------|
|                 | Quartz Counters, Walk-In Closet(s)                                                                                               |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                          |
| Cooling         | Sep. HVAC Units                                                                                                                  |
| Fireplace       | Yes                                                                                                                              |
| # of Fireplaces | 1                                                                                                                                |
| Fireplaces      | Brick Facing, Gas, Living Room                                                                                                   |
| Has Basement    | Yes                                                                                                                              |
| Basement        | Finished, Full                                                                                                                   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard, Cul-De-Sac    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 38                  |
| Zoning         | R-CG                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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