

# \$679,500 - 87 Hidden Ranch Close Nw, Calgary

MLS® #A2208065

**\$679,500**

3 Bedroom, 3.00 Bathroom, 1,477 sqft  
Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

Welcome to this elegant 2 Story house backing onto green space nestled in the prestigious community of Hidden Valley. A blend of traditional beauty & modern design with exceptional natural light throughout creating a beautiful aesthetic of livability. An open concept main floor offers a den, family room with fireplace, kitchen with large island, adjacent dining area with a leading door to a large deck; perfect for summer BBQs in the gorgeous fully fenced backyard providing year-round enjoyment. Upper level offers a decadent spa-inspired master Bedroom with reading nook, ensuite & walk-in-closet; two more good sized bedrooms, full bathroom and a double-sided fireplace. The basement is untouched. Upgraded Kitchen in 2015; New roof with Malarky Legacy-Impact Resistant Class 4 shingles in 2019. Backing onto green space excellent for taking dogs for a run. Curb appeal abounds for this charming house showcases diversity of living with an ease of access to all the amenities. Walking distance to Hidden Valley School and Valley Creek Junior High School, and with 10 min of North Trail Highschool. All other shopping and restaurants are within 5 km. Kindly book your private viewing today as this house must be seen to truly be appreciated for all that it is.

Built in 1998

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2208065    |
| Price          | \$679,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,477       |
| Acres          | 0.10        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 87 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   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)                               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings   |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | Central Air, Full, None, Other, Wall Unit(s), ENERGY STAR Qualified Equipment, Sep. HVAC Units, Partial, Rooftop, Rough-In, Window Unit(s), Wall/Window Unit(s) |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Electric, Wood Burning  |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Entrance, Private Yard  |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Lawn, Level, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 2               |
| Zoning         | RC              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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