

# \$669,900 - 130 Hidden Ranch Road Nw, Calgary

MLS® #A2210007

**\$669,900**

5 Bedroom, 4.00 Bathroom, 1,811 sqft

Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

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.



Built in 1996

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210007    |
| Price          | \$669,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,811       |
| Acres          | 0.09        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 130 Hidden Ranch Road Nw |
| Subdivision | Hidden Valley            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 5S6                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Walk-In Closet(s)    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas, Living Room, Mantle |
| Has Basement | Yes                      |
| Basement     | Finished, Full           |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 12              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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