

# \$699,900 - 130 Hidden Ranch Road Nw, Calgary

MLS® #A2196994

**\$699,900**

5 Bedroom, 4.00 Bathroom, 1,811 sqft  
Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

Welcome Home. This 2-Storey home has been beautifully maintained by the original owners and features 3+2 bedrooms + 3.5-bathroom home in the sought-after community of Hidden Valley. Offering a thoughtfully designed layout with modern updates. Stepping inside, you enter the front living room, with soaring ceilings and beautiful natural light from large, bright windows. The updated open-concept kitchen boasts granite countertops, a central island, stainless steel appliances, and a corner pantry, making it perfect for entertaining. The adjacent eat-in dining area flows seamlessly into the cozy living room, complete with a fireplace and built-in shelving for extra storage. Featuring a formal dining room which could easily convert to a home office/den area. A convenient main-floor laundry room adds to the home's functionality. Upstairs, you'll find three 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 (basement windows may not be egress), a large recreation room with built in cabinetry and an additional full bathroom. Outside, enjoy a private deck and patio space with a fully fenced backyard – ideal for summer gatherings. Nestled in a family-friendly neighborhood, this home is just minutes from schools, shopping, transit, parks, and has easy access to Stoney Trail and Country Hills



Blvd.

Built in 1996

### **Essential Information**

MLS® #	A2196994
Price	\$699,900
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	February 27th, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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