



THE
A-TEAM

**RE/MAX
FIRST**

110 HIDDEN RANCH Circle, Calgary T3A 5P6

MLS®#: **A2173087**

Area: **Hidden Valley**

Listing Date: **10/18/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Finished Floor Area

Abv Sqft: **1,390**
Low Sqft:
Ttl Sqft: **1,390**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,541 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Detached,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Cork,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Laminate Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 13`6"	Dining Room	Main	13`10" x 10`6"
Kitchen	Main	11`5" x 10`4"	Pantry	Main	3`10" x 3`9"
2pc Bathroom	Main	5`6" x 5`2"	Foyer	Main	5`2" x 4`9"
Bedroom - Primary	Upper	13`6" x 12`11"	3pc Ensuite bath	Upper	9`3" x 5`1"
Walk-In Closet	Upper	7`2" x 4`10"	Bedroom	Upper	10`0" x 9`5"
4pc Bathroom	Upper	7`5" x 4`10"	Bedroom	Upper	10`1" x 8`11"
Family Room	Basement	19`11" x 14`7"	Bedroom	Basement	10`3" x 9`3"

4pc Bathroom
Storage

Basement
Basement

11`1" x 9`4"
3`5" x 2`11"

Furnace/Utility Room

Basement

6`8" x 5`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9512399

Remarks

Pub Rmks:

PUBLIC OPEN HOUSE SAT NOV 2 AND SUN NOV 3 FROM 2-4PM. HIDDEN GEM IN HIDDEN VALLEY! This beautiful home is located in the heart of Hidden Valley, within easy walking distance to Hidden Valley schools and parks. With over 1800 sq ft of living space, this fully finished home is the warm family home you have been looking for. With 3 full bedrooms, 3.5 baths, and a 21.5'x 21.5' double garage on a pie-shaped lot, this home is just waiting for you to make it yours. Freshly painted throughout the top two floors, with updates to the half bath and the basement bathroom. Lots of natural light pours into this home on the quiet community street through the southwest facing back windows. The finished basement has very large windows and easily can be used as a 4th bedroom. Shingles and all siding was replaced in 2012.

Inclusions:
Property Listed By:

N/A
RE/MAX Realty Professionals

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









