



THE
A-TEAM

**RE/MAX
FIRST**

130 HIDDEN RANCH Road, Calgary T3A 5S6

MLS®#: **A2196994** Area: **Hidden Valley** Listing Date: **02/27/25** List Price: **\$709,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **4,014 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,811**
 Low Sqft:
 Ttl Sqft: **1,811**

DOM

0
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard, Landscaped, Lawn, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **9611920**

Remarks

Pub Rmks: **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.

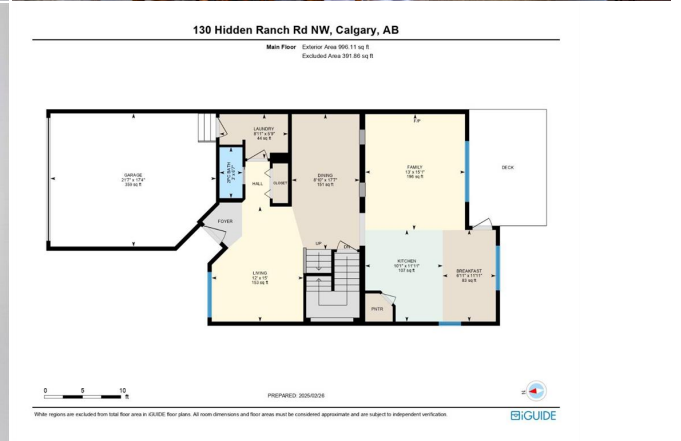
Inclusions:
Property Listed By:

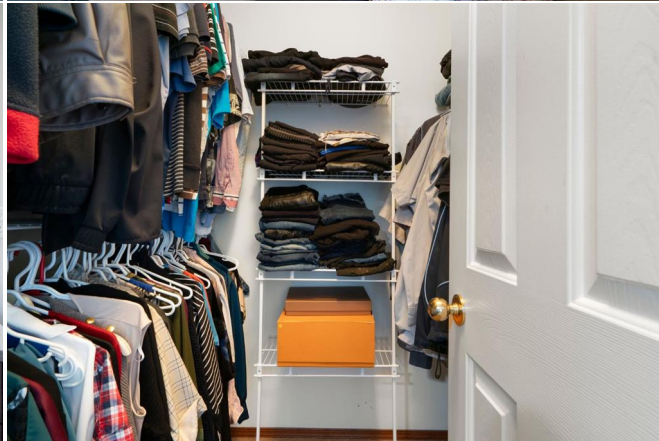
Storage Shed, Wall mounted Speakers, 4 TV Wall mounts, Shelving in garage, Tire Rack
CIR Realty

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









130 Hidden Ranch Rd NW, Calgary, AB

2nd Floor Exterior Area 815.26 sq ft
Excluded Area 258.40 sq ft



PREPARED: 2024/02/08

Water regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

