

# \$574,900 - 85 Hidden Ranch Hill Nw, Calgary

MLS® #A2233089

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.08 Acres

Hidden Valley, Calgary, Alberta

Welcome to this Exquisite Detached Home in the very desirable community of Hidden Valley â€“ Fully Renovated with a Brand-New Basement and a New Roof Shingles last year!

This stunning home has been thoughtfully updated with modern elegance and timeless comfort, featuring a brand-new professionally developed basement complete with a large family room, extra bedroom, and ample storage. The bright, open-concept layout is flooded with natural light, showcasing a gourmet kitchen with sleek quartz countertops, stainless steel appliances, and a stylish backsplash. The spacious primary suite offers a walk-in closet and a luxurious en-suite, while the beautifully landscaped backyard with an expansive deck provides the perfect outdoor retreat with south facing Beckyard. Located in the family-friendly community of Hidden Valley, this home is close to top-rated schools, parks, walking trails, and major roadways. With tons of upgrades, this move-in-ready home is the perfect blend of style and practicality. Book your private viewing before it is gone, a must see!

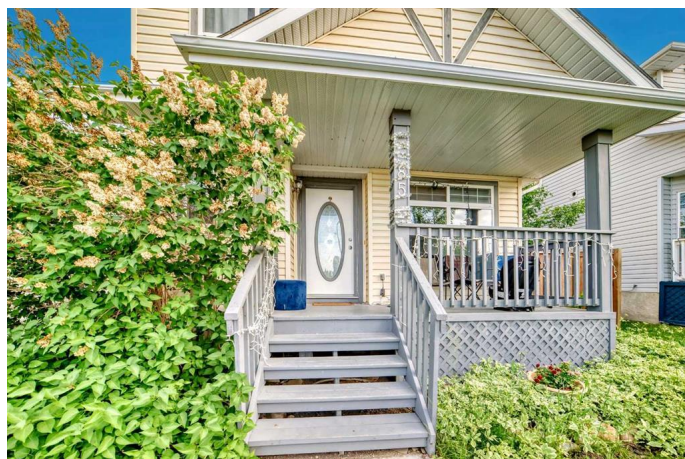
Built in 1997

## Essential Information

MLS® # A2233089

Price \$574,900

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	85 Hidden Ranch Hill Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5X7

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Stall

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	40
Zoning	R-CG

**Listing Details**

Listing Office	First Place Realty
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