

# \$679,900 - 71 Hidden Ranch Close Nw, Calgary

MLS® #A2244524

**\$679,900**

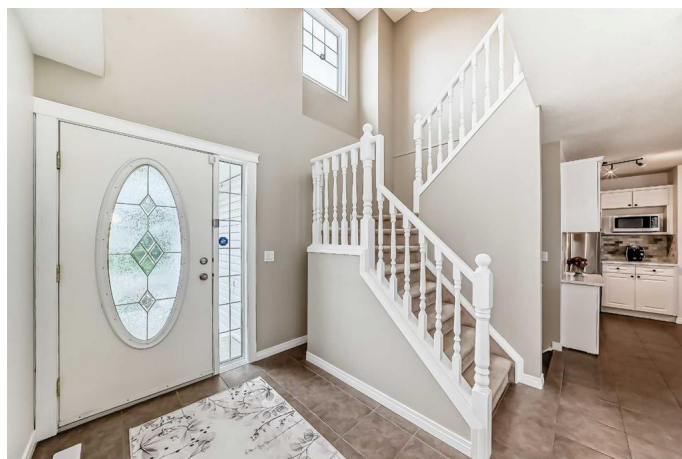
4 Bedroom, 4.00 Bathroom, 1,514 sqft

Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

Public Open House August 4th (2:00-4:30 pm)

. Welcome to this beautifully renovated 2-Storey home in the sought-after community of Hidden Valley. Featuring over 2100 sq.ft. of living space across three levels, this 4-bedroom, 3 1/2 bath gem is move-in ready with front-drive double attached garage and a brand-new driveway. Extensive upgrades included freshly painted walls throughout the home.; gleaming quartz countertops and new tile backsplash in every bathroom and kitchen; all brand-new stainless steel kitchen appliances; new Lighting fixtures and bathroom flooring. Main floor with open-concept layout, bathed in natural light. The cozy living room features durable laminate floors and a gas fireplace. The renovated Kitchen boasts a bright extended breakfast nook, walk-in corner pantry and ample cabinetry and counter space for home chef. Upstairs, the spacious primary suite offers a walk-in closet and 5-piece ensuite with a Jacuzzi tub and separate shower. Two additional bedrooms and a 4-piece full bath complete the upper lever. The professionally fully-developed basement adds even more value, featuring a large family/recreation room; a fourth bedroom, a stylish 3-piece full bath with a custom stone-tiled shower and a storage area for family use. This property includes Central Air Conditioning for year round comfort and No Poly-B Plumbing for added peace of mind. This home is located on a quiet street near all amenities( schools, bus



services and Hamptons shopping center), with a private backyard, spacious (22'8"x16'6") deck and valley view. To see is to appreciate. Property is vacant ready for immediate possession.

Built in 1999

### Essential Information

MLS® #	A2244524
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,514
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	71 Hidden Ranch Close Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6C9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

### Interior

Interior Features	Chandelier, Double Vanity, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
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