

# \$635,000 - 71 Hidden Ranch Close Nw, Calgary

MLS® #A2255479

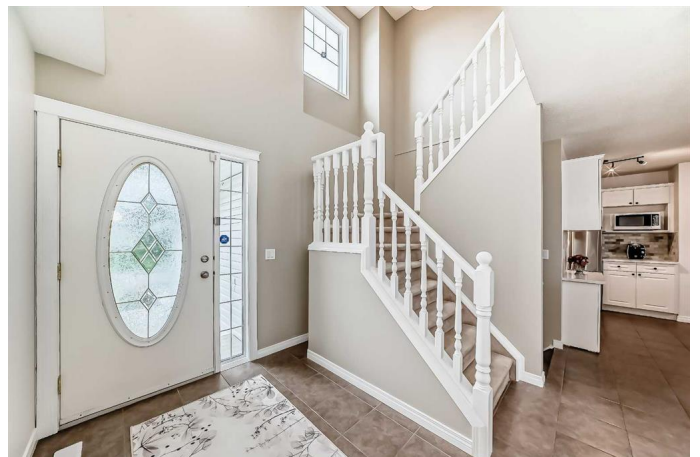
**\$635,000**

4 Bedroom, 4.00 Bathroom, 1,514 sqft

Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

Public Open House Sunday (1:30 p.m.-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 new 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® #         | A2255479    |
| Price          | \$635,000   |
| 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) |
|-------------------|----------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                  |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------|
| 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    | September 9th, 2025 |
| Days on Market | 7                   |
| Zoning         | R-CG                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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