# \$674,900 - 21 Hidden Ranch Circle Nw, Calgary

MLS® #A2226763

### \$674,900

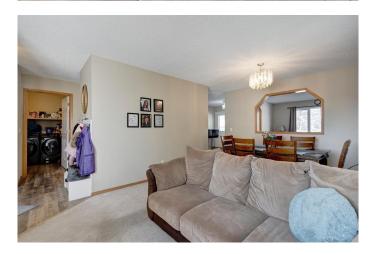
7 Bedroom, 4.00 Bathroom, 1,821 sqft Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

7 BEDROOMS I 4 UP-3 DOWN I 3.5 BATHROOMS I FULLY FINISHED BASEMENT I AC I WATER SOFTENER I WATER FILTRATION SYSTEM I GEMSTONE LIGHTS I LARGE BACKYARD I WALKING DISTANCE TO SCHOOLS. Nestled on a quiet residential street in the FAMILY ORIENTATED community of HIDDEN VALLEY, this home is steps from Hidden Ranch Playground & a 5 minute walk to Hidden Valley School & Valley Creek School. This exceptional property offers a total of 7 bedrooms. 4 up and 3 additional bedrooms down. With over 2600 sq ft of total developed living space, this home is ideal for the large or growing family. The proximity to the park and schools would also make this home an ideal candidate for a DAYHOME! Sunlight fills the large front living room and dining room area as you enter the home. The Family room offers a cozy gas fireplace and is open to the kitchen. It's an optimal environment to spend family time and interact during meal preparation. The kitchen boasts beautiful oak cabinets, newer countertops, a corner pantry and custom movable island. The wall of windows at the rear of the home illuminates this area with natural light. The rear door of the kitchen provides access to stunning low maitenance deck, pergola, and large backyard complete with storage shed. The 2 piece bath is just down the hall from the kitchen. Washer and dryer is conveniently located on the main floor. Large primary bedroom which can easily accommodate a







king size bed. A dream ensuite with extended vanity countertop, jetted soaker tub, separate shower and walk in closet. 3 additional bedrooms up and a 4 piece bath complete your tour of the second floor. Downstairs you will find an additional 3 bedrooms and a 3 piece bath. Alternatively, the bedrooms could also be utilized as office space, a rec room or gym. The lower level of this home could serve a variety of purposes beyond its traditional use. It could function as an area for a DAYHOME or support the needs of a home based business such as a NAIL TECH, MASSAGE THEREAPIST OR PERSONAL TRAINER. This gem has the space to grow with the needs of your family. IMPROVEMENTS to this home include updated VINYL PLANK flooring on the main, AC, WATER SOFTENER, WATER FILTRATION SYSTEM, GEMSTONE LIGHTS, LOW MAINTENANCE REAR DECK, & PERGOLA. REFRIGERATOR, DISHWASHER, WASHER & DRYER replaced in 2021. Hidden Valley is an exceptional community with a beautiful path system, multiple parks, 2 off leash dog areas, schools, amenities, and a community association with outdoor skating rink. Country Hills Golf course is nearby. A short drive to Costco and ample other amenities. Quick access to Stoney Trail, Beddington Trail and Country Hills Blvd. Contact your favourite Realtor today to call this home your own.

Built in 1997

#### **Essential Information**

MLS® # A2226763 Price \$674,900

Bedrooms 7

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,821 Acres 0.10 Year Built 1997

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 21 Hidden Ranch Circle Nw

Subdivision Hidden Valley

City Calgary
County Calgary
Province Alberta
Postal Code T3A 5N8

#### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Storage

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 2nd, 2025

Days on Market 53

Zoning R-CG

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.