

87 Hidden Ranch Close NW
Calgary, Alberta

MLS # A2208065



\$679,500

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,477 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Lawn, Level, No Nei		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this elegant 2 Story house backing onto green space nestled in the prestigious community of Hidden Valley. A blend of traditional beauty & modern design with exceptional natural light throughout creating a beautiful aesthetic of livability. An open concept main floor offers a den, family room with fireplace, kitchen with large island, adjacent dining area with a leading door to a large deck; perfect for summer BBQs in the gorgeous fully fenced backyard providing year-round enjoyment. Upper level offers a decadent spa-inspired master Bedroom with reading nook, ensuite & walk-in-closet; two more good sized bedrooms, full bathroom and a double-sided fireplace. The basement is untouched. Upgraded Kitchen in 2015; New roof with Malarky Legacy-Impact Resistant Class 4 shingles in 2019. Backing onto green space excellent for taking dogs for a run. Curb appeal abounds for this charming house showcases diversity of living with an ease of access to all the amenities. Walking distance to Hidden Valley School and Valley Creek Junior High School, and with 10 min of North Trail Highschool. All other shopping and restaurants are within 5 km. Kindly book your private viewing today as this house must be seen to truly be appreciated for all that it is.