

**13 Hidden Ranch Boulevard NW**  
**Calgary, Alberta**

**MLS # A2212264**



**\$679,800**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,822 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Sauna, See Remarks, Walk-In Closet(s)		

**Inclusions:** Infra sauna

Welcome to this beautifully updated former show home, offering over 2,400 sq ft of thoughtfully designed living space in a quiet, sought-after neighborhood. With 3 bedrooms, a flexible office/bedroom, loft, and 2.5 bathrooms, this home offers both comfort and versatility for modern living. From the moment you enter, you'll appreciate the unique architectural features like curved archways, 18-ft ceilings, and tiger wood flooring, all setting a warm and welcoming tone. The kitchen was completely renovated in 2023, now featuring contemporary finishes and an open view to the west-facing backyard, which has been professionally landscaped for privacy and relaxation. The main floor is ideal for both everyday living and entertaining, with a cozy gas fireplace, elegant formal dining room, powder room, and dedicated laundry area. Upstairs, a bright loft adds extra living flexibility, while the spacious primary suite offers a walk-in closet, an ensuite with double vanity and separate shower. Two additional bedrooms and recently renovated bathrooms provide a fresh, modern feel throughout. The fully developed basement provides even more functional space, including a home office or guest room, a multi-purpose hobby room, and a recreation/media area. A built-in infrared sauna adds a luxurious wellness touch. Located close to schools, parks, shopping, and just minutes from downtown, this home seamlessly blends style, space, and location. Don't miss your chance to make it yours!