# \$689,900 - 21 Hidden Ranch Circle Nw, Calgary

MLS® #A2211326

## \$689,900

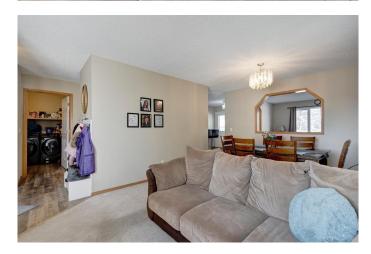
7 Bedroom, 4.00 Bathroom, 1,821 sqft Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

RARE OPPORTUNITY to own a 4 bedroom above grade home in the Family Oriented Community of Hidden Valley. This exceptional property offers 4 bedrooms up, an additional 2 bedrooms down and a large office, recreation area or gym. With over 2600 sq ft of total developed living space, this home is ideal for the large or growing family. Conveniently located approximately a block from Hidden Valley School and Valley Creek School. Welcome to 21 Hidden Ranch Circle NW. As you enter Hidden Valley Circle from the boulevard you will immediately note the path leading to the schools on your right. You will then pass Hidden Ranch Playground just before arriving at the home. The playground is literally 3 doors down from the house. 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 2 bedrooms, a large office, rec room or gym and a 3 piece bath. 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. Additional features include AC, water softener, water filtration system, and Gemstone lights. 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. 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

Year Built

#### **Essential Information**

MLS®#	A2211326
Price	\$689,900
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,821
Acres	0.10

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, Water Softener,

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 April 14th, 2025

Days on Market 28

Zoning R-CG

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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