

# \$679,500 - 87 Hidden Ranch Close Nw, Calgary

MLS® #A2208065

**\$679,500**

3 Bedroom, 3.00 Bathroom, 1,477 sqft  
Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

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.

Built in 1998

## Essential Information



MLS® #	A2208065
Price	\$679,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	87 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	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air, ENERGY STAR Qualified Equipment, None, Rough-In, Sep. HVAC Units, Full, Other, Partial, Rooftop, Window Unit(s), Wall Unit(s), Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning

Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Garden
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Lawn, Level, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	RC

### **Listing Details**

Listing Office	Keller Williams BOLD Realty
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.