# \$679,800 - 13 Hidden Ranch Boulevard Nw, Calgary

MLS® #A2212264

## \$679,800

3 Bedroom, 3.00 Bathroom, 1,822 sqft Residential on 0.13 Acres

Hidden Valley, Calgary, Alberta

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'II 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.

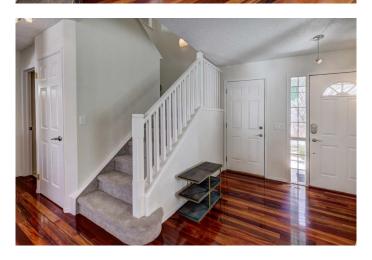
The main floor is ideal for both everyday living and entertaining, with a cozy gas fireplace, elegant formal dining room, powder room, and dedicated laundry area. Upstairs, a bright loft adds extra living flexibility, while the spacious primary suite offers a walk-in closet, an ensuite with double vanity 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!

#### Built in 1995

#### **Essential Information**

MLS® # A2212264 Price \$679,800

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,822 Acres 0.13 Year Built 1995

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 13 Hidden Ranch Boulevard Nw

Subdivision Hidden Valley

City Calgary
County Calgary
Province Alberta
Postal Code T3A 5N6

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No

Smoking Home, Pantry, See Remarks, Walk-In Closet(s), Sauna

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings, Humidifier

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Glass Doors, Mantle, See Remarks

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Few Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed April 16th, 2025

Days on Market 13

Zoning R-CG

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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