

# \$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 maintenance 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 THERAPIST 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

### **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
Year Built	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	25
Zoning	R-CG
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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