

# \$569,000 - 85 Hidden Ranch Hill Nw, Calgary

MLS® #A2247567

**\$569,000**

4 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.08 Acres

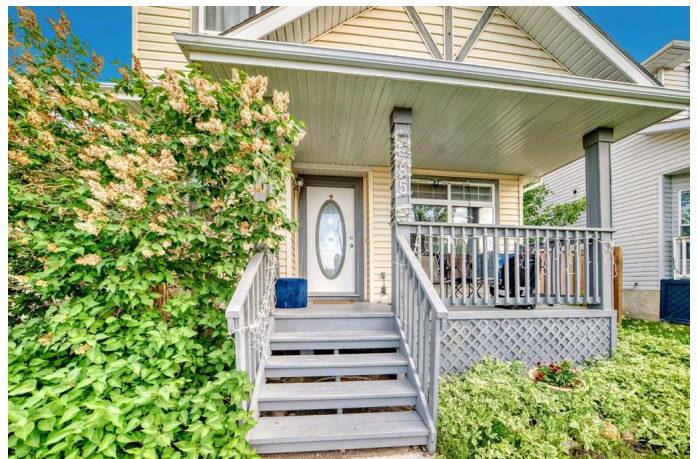
Hidden Valley, Calgary, Alberta

Welcome to this Exquisite Detached Home in the very desirable community of Hidden Valley â€” Fully Renovated with a Brand-New Basement and a New Roof Shingles last year! This stunning home has been thoughtfully updated with modern elegance and timeless comfort, featuring a brand-new professionally developed basement complete with a large family room, extra bedroom, and ample storage. The bright, open-concept layout is flooded with natural light, showcasing a gourmet kitchen with sleek quartz countertops, stainless steel appliances, and a stylish backsplash. The spacious primary suite offers a walk-in closet and a luxurious en-suite, while the beautifully landscaped backyard with an expansive deck provides the perfect outdoor retreat with south facing Beckyard. Located in the family-friendly community of Hidden Valley, this home is close to top-rated schools, parks, walking trails, and major roadways. With tons of upgrades, this move-in-ready home is the perfect blend of style and practicality. Book your private viewing before it is gone, a must see!

Built in 1997

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2247567  |
| Price    | \$569,000 |
| Bedrooms | 4         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,367       |
| Acres          | 0.08        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 85 Hidden Ranch Hill Nw |
| Subdivision | Hidden Valley           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3A 5X7                 |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Off Street, Parking Pad, Stall |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | None                                                                                                         |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden, Private Yard, Storage |
| Lot Description   | Back Lane, Back Yard          |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 19                |
| Zoning         | R-CG              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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