

# \$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

OPEN HOUSE SATURDAY MAY 3 1:00-3:00.  
RARE OPPORTUNITY in the Family Oriented Community of Hidden Valley. This exceptional property offers 4 bedrooms above grade and an additional 3 bedrooms in the lower level. With over 2600 sq ft of total developed living space, this home is ideal for the large or growing family. And, to add the icing on the cake, it is 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. Roll up onto your double concrete parking pad or keep your vehicles safe from the elements inside your double front attached garage. 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 3 bedrooms and 3 piece bath. You don't need 3 bedrooms downstairs? Simply convert the large 3rd bedroom back to a traditional rec room, playroom, gym, or office space. 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 | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Jetted Tub   |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Storage, Fire Pit                      |
| 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 | 16               |

ZoningR-CG

HOA Fees Freq. ANN

Listing Details

Listing OfficeCIR Realty

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