

# \$674,900 - 21 Hidden Ranch Circle Nw, Calgary

MLS® #A2226763

**\$674,900**

7 Bedroom, 4.00 Bathroom, 1,821 sqft

Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 2nd  
2:00-4:00. 4 BEDROOMS UP | 3.5  
BATHROOMS | FULLY FINISHED  
BASEMENT | AC | WATER SOFTENER |  
WATER FILTRATION SYSTEM | GEMSTONE  
LIGHTS | LARGE BACKYARD | WALKING  
DISTANCE TO SCHOOLS. Nestled on a quiet  
residential street in the FAMILY ORIENTATED  
community of HIDDEN VALLEY, this home is  
steps from Hidden Ranch Playground & a 5  
minute walk to Hidden Valley School & Valley  
Creek School. This exceptional property offers  
4 bedrooms up and 2 additional bedrooms  
down. With over 2600 sq ft of total developed  
living space, this home is ideal for the large or  
growing family. Sunlight fills the large front  
living and dining room 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,  
stainless steel appliances, 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 off the kitchen  
provides access to stunning low maintenance  
deck, pergola, and large backyard complete  
with fire pit and 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, Rec Room and a 3 piece bath. The Rec Room could be converted back to a bedroom or 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. IMPROVEMENTS to this home include updated VINYL PLANK flooring on the main, AC, WATER SOFTENER, WATER FILTRATION SYSTEM, GEMSTONE LIGHTS, LOW MAINTENANCE REAR DECK, & PERGOLA. REFRIGERATOR, DISHWASHER, WASHER & DRYER replaced in 2021. 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. A short drive to 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® #         | A2226763  |
| Price          | \$674,900 |
| 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        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings, Central Air Conditioner, Washer/Dryer |
| 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    | June 2nd, 2025 |
| Days on Market | 65             |
| Zoning         | R-CG           |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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