

# \$639,900 - 159 Hidden Ranch Circle Nw, Calgary

MLS® #A2244596

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,744 sqft

Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

**\*\*OPEN HOUSE this SUN Aug 3rd at 2-4PM\*\***

Located on a quiet street in Hidden Valley and just a 10-minute walk to Valley Creek School, this 4-level split fully finished walkout home offers over 2,000 sq.ft. of flexible living space on a desirable lot with no neighbour on one side and direct access to a walking path. Freshly painted throughout, this is a well-situated home ready for your personal touch.

The main level impresses with a 13'6" vaulted ceiling spanning the Living, Dining, and Kitchen areas. The Living Room features hardwood flooring, while the spacious Dining Room and Kitchen are finished with slate flooring. The Kitchen includes a pantry, ample cabinetry, granite countertops, and stainless steel appliances for everyday functionality.

A few steps down lead to a spacious Family Room with built-in shelves and a cozy gas fireplace, perfect for relaxing or entertaining. From here, walk out to a large deck and enjoy the east-facing landscaped backyard. A 4-piece bath on this level adds convenience.

Going up to the upper level, you will find a well-sized Primary Bedroom complete with a walk-in closet with organizer, a full ensuite bath, and brand-new carpet. Two additional Bedrooms and a 4-piece Bathroom provide comfortable accommodation for the rest of the family.



The lower level includes a flexible Recreation Room with new carpet, ideal for hobbies, a playroom, or home gym, along with extra storage space.

Additional features include a double attached garage and fresh interior paint throughout. Enjoy living close to parks, playgrounds, tennis and pickleball courts, and with easy access to Shaganappi Trail and Stoney Trail, commuting and weekend outings are a breeze.

Built in 1996

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244596      |
| Price          | \$639,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,744         |
| Acres          | 0.09          |
| Year Built     | 1996          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 159 Hidden Ranch Circle Nw |
| Subdivision | Hidden Valley              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 5R1                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Closet Organizers, Granite Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Family Room

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features None

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 1st, 2025

Days on Market 2

Zoning R-CG

## Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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