



**14 Hidden Ranch Hill NW
Calgary, Alberta**

MLS # A2298503



\$530,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,267 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: outdoor Shed and BBQ

Welcome to your fully-finished, 4-bedroom retreat! Spanning nearly 1,900 sq. ft. of meticulously maintained living space, this home perfectly blends comfort with modern updates. The main floor welcomes you with rich hardwood in the expansive living room, leading to a bright, chef-inspired kitchen featuring granite countertops, a contemporary tile backsplash, and stainless steel appliances. Upstairs, the primary suite serves as a true sanctuary with a massive walk-in closet and a shared 4-piece ensuite. The finished basement adds even more versatility with a spacious rec room, a fourth bedroom, and a full bathroom, perfect for guests or a home office. Outside, enjoy the sunset from your west-facing backyard, complete with a premium composite deck and an oversized, drywalled double garage. Located walking distance to schools, parks, transit & services. You can call this Home!