



**327 Hidden Ranch Circle NW
Calgary, Alberta**

MLS # A2315538



\$668,888

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,475 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, No Back Lane, Rectangular Lot, See Remarks, Treed		

Heating:	Combination, Electric, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: None

Bring the family! Boasting 4 bedrooms, 3.5 baths, and a fully developed basement, this home hits every mark. You already know the mantra about location—Google 327 Hidden Ranch Circle and see for yourself. Nestled in a prime, quiet, middle-of-the-block location in Hidden Valley, it offers easy walks to Hidden Valley School (K-4) with Early French Immersion, Valley Creek School (5-9) with Continuing French Immersion, and Saint Elizabeth Seton (K-9) Catholic school. Be sure to ask at the schools about the convenient before-and-after childcare provided by CORE Compass. Part two of the mantra is condition and price. Major highlights include: Poly-B plumbing has been completely removed, central air conditioning is installed, and a new H2O tank plus auxiliary heating were added to the basement family room and bedroom in 2022. In 2023, the water softener, stove, and composite front porch & stairs were beautifully upgraded. Enjoy hardwood, tile, and upgraded carpet throughout, a complete main and upper floor paint refresh, quartz counter and vanity tops, and so much more. From the custom millwork surrounding the cozy living room fireplace to the sun-drenched principal rooms and the excellent, family-friendly lower level layout (see floor plans), this home is a true must-see. Fully landscaped and fenced, inside and out—yes, the price is real! Call your favorite agent today and don't miss out.