



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

**MLS # A2317952**



**\$889,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,166 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Shed

OPEN House Saturday July 11 - Time TBD - LOCATION ! LOCATION ! LOCATION !! Welcome to this beautifully cared for home in the highly sought-after community of Hidden Valley. A home where families grow, neighbours connect, and everyday living simply feels easier. Busy mornings are simplified when the kiddos can walk out the back yard straight to school ! From the moment you walk through the front door, this home feels warm, welcoming, and spacious. The front entrance is magnified with the open ceiling, creating a first impression that immediately makes this home feel special. The main floor offers a beautiful dining area perfect for hosting family dinners and holidays, along with an additional sitting room or flex space that could become your reading nook, piano room, home office, or quiet place to unwind. The renovated kitchen was thoughtfully designed for both function and gathering, featuring raised cabinetry to the ceiling, granite countertops, and a movable island that adds flexibility to the space. One of the best parts? The kitchen overlooks the parks and two nearby schools, giving the home a true family-centred feel and a connection to the community around it. Run out for a quick game of tennis or pickleball at any time! The double vaulted living room adds character and charm while creating a bright, open atmosphere that feels both comfortable and impressive. An oversized powder room on the main floor adds convenience for guests and busy family life. Upstairs, the layout continues to flow seamlessly for any stage of life. The two secondary bedrooms are generously sized, and the main bathroom offers an extended countertop area &mdash; a small detail that makes a big difference for siblings sharing space during busy mornings. The primary bedroom feels like a peaceful retreat with beautiful views, a lovely ensuite, and a walk-in closet

with plenty of room to stay organized. The fully finished walkout basement adds even more flexibility to the home, with a large recreation room, bar area, additional bedroom, and full bathroom. Perfect for guests, older children, hobbies, movie nights, or multi-generational living. Storage throughout the home is exceptional, including a practical back pantry/mudroom setup and additional storage areas downstairs. Thoughtful upgrades like in-floor heat in the basement, a salt-free water softener, and two hot water tanks all add comfort, efficiency, and long-term value to the home. Hidden Valley continues to be one of NW Calgary's most loved family communities for good reason — with parks, pathways, schools, shopping, and easy commuter access all close by. This is the kind of home that simply feels good the moment you walk in. Call your favourite Realtor and book a showing! This one won't last long!