



**132 Hidden Ranch Crescent NW
Calgary, Alberta**

MLS # A2318654



\$697,500

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,028 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Garden Shed, Green House, Wall bed in the basement

Come see this Hidden Valley gem, ideally located on a crescent close to schools, parks, and walking paths. This 1,980 sq. ft. two-storey home truly does not disappoint. From the moment you enter, you’re welcomed by a bright, wide-open concept layout. The main floor features newer luxury vinyl plank flooring (installed in 2020), a large dining or flex space, a lovely family room with a gas fireplace, and a spacious kitchen and eating area. The kitchen offers stainless steel appliances, a walk-in corner pantry, and large windows overlooking the beautiful backyard. A main floor laundry room and half bath complete this level. Upstairs, you’ll find a generous central bonus room that separates the living spaces. On one side is the large primary bedroom with a four-piece ensuite and walk-in closet. On the other side are two additional well-sized bedrooms and a four-piece main bathroom. The fully finished basement includes a den, a full bath and a very large recreation room with a gas fireplace, providing plenty of additional living space. Additional features include a new roof and eavestroughs, an attached 2-car garage and a beautifully maintained backyard with a deck perfect for enjoying warm summer evenings. The yard also includes a garden shed and greenhouse—ideal for growing vegetables or starting a flower garden. Don’t miss your opportunity to own this fantastic home. Call today to book your private viewing!