



**67 Hidden Ranch Terrace NW
Calgary, Alberta**

MLS # A2321925



\$699,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,616 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: TV Mounting Bracket, Electric Fireplace, Storage Shed

Imagine a home where your children can walk to school, play at nearby parks, and enjoy the benefits of a family-focused community while you enjoy the comfort of a beautifully updated, move-in-ready home. Welcome to this fully finished two-story in the desirable community of Hidden Valley, offering the space, functionality, and location that growing families are searching for. One of the standout features of this property is its exceptional location within walking distance of Hidden Valley School, Valley Creek School, and Saint Elizabeth Seton Catholic School. Combined with nearby parks, pathways, and community amenities, this is a home designed to simplify busy family life while creating opportunities for connection, recreation, and convenience. Inside, you'll immediately appreciate the extensive updates and modern finishes throughout. New luxury wide plank laminate flooring spans the main level, complemented by fresh interior paint, updated lighting, and modern hardware that give the home a bright and contemporary feel. The versatile front-flex room provides valuable space for a home office, children's playroom, formal dining area, or sitting room depending on your family's needs. The updated kitchen serves as the heart of the home, featuring updated cabinetry, granite countertops, a central island, stainless steel appliances, and a new stove and dishwasher. Open to both the dining area and family room, this layout is ideal for everyday living, family gatherings, and entertaining friends. Main floor laundry adds another layer of convenience to your daily routine. Upstairs, you'll find three spacious bedrooms, including a private primary suite complete with its own ensuite bathroom. The thoughtful upper-level layout provides comfortable space for growing families while maintaining privacy for parents. The fully finished lower level expands your living options with a large family room

and a fourth bedroom featuring its own full ensuite bathroom—perfect for teenagers, guests, extended family members, or a private home office set up. Outside, the fully landscaped, south-facing backyard offers a wonderful extension of the living space. It backs onto a walking path and comes complete with fencing, a storage shed, and a large, fully refinished 12x16 deck with a built-in natural gas line. This setup provides the perfect setting for summer barbecues, children's playtime, family gatherings, or simply relaxing in the sunshine. With four bedrooms, 3.5 bathrooms, a double attached garage (with new garage door), extensive updates throughout, and an outstanding location near schools and pathways, this home delivers the space, convenience, and lifestyle that make Hidden Valley such a popular choice for families. Move in, unpack, and start enjoying everything this exceptional home and community have to offer.