



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

94 Hidden Ranch Terrace NW Calgary, Alberta

MLS # A2346785



\$629,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,631 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	n/a		

Fantastic opportunity to own a beautiful fully developed 2-storey home on a quiet street in the popular community of Hidden Valley. Welcome to 94 Hidden Ranch Terrace NW. This home has had some wonderful recent upgrades that wont disappoint. The main level has a nice size living room that flows into your dedicated sunny dining area. Across from this space is an amazing upgraded kitchen boasting stainless steel appliance, gas range, quartz countertops and tons of storage space. Updated lighting and modern touches finishes this awesome space. As we walk upstairs you are greeted with a huge bonus room with vaulted ceilings, large windows and corner fireplace. A perfect space to watch your favourite tv shows and sports teams after a hard day of work.. Down the hall are two nice size bedrooms, a four piece bath and nice size master bedroom with walk-in closet and four piece en-suite. As we head back down stairs to the basement you will find a cozy space perfect for kids to play and large bedroom with walk-in closet as well as an another four piece bath. When you head to the backyard you will notice no neighbours behind you so super private. Is this west facing you ask? Well, yes..yes it is.. So enjoy all the sunny days Calgary has to offer... but don't worry if you get too warm you can always head back inside and cool down with your central A/C. Completing this home is a double attached garage. Don't miss this one and make it your new home today!!