



GRASSROOTS
REALTY GROUP

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87 Hidden Ranch Terrace NW Calgary, Alberta

MLS # A2348387



\$669,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,702 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Environmental Reserve, Front Yard, Treed		

Heating:	Fireplace Insert, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar		

Inclusions: n/a

Welcome to 87 Hidden Ranch Terrace NW, a charming split-level family home situated in the heart of desirable Hidden Valley. Well maintained and NO POLY-B! Exterior & Main Level: • High curb appeal featuring light vinyl siding, classic burgundy trim, and mature garden beds. • Covered front porch entry leading into a sunlit layout with large architectural windows. • Modern window coverings throughout, including stylish zebra blinds. Backyard & Outdoor Living: • Spacious rear composite deck (built in 2025) with black metal railing and sliding glass door access. • Fully fenced, private backyard with established green lawn and stepping-stone pathways. Fully Finished Lower Level: • Bright, open basement rec room illuminated by recessed pot lighting and halo ceiling light fixtures. • Updated low-maintenance luxury vinyl plank flooring throughout the lower level and stairwells. • Complete with a wet bar/kitchenette counter area, additional bedroom space, and modern egress/interior interior accent windows. • Fully updated 3-piece bathroom featuring a custom floor-to-ceiling tiled glass shower, floating-look vanity with gold hardware, LED backlit mirror, and dark slate-style floor tile. Located on a quiet street close to local schools, parks, transit, and major roadways. Perfect for first-time buyers, growing families, or investment!