



GRASSROOTS
REALTY GROUP

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296 Hidden Ranch Circle NW
Calgary, Alberta

MLS # A2348654



\$675,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,421 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Wired for Sound		
Inclusions:	None		

The most interesting homes are rarely created all at once. They take shape over years, through what a family values, how they live, and the improvements they make along the way. This one has been shaped around everyday life: durable finishes, places to gather, room to grow, and a backyard opening directly onto the greenbelt beyond. And then there is the kitchen. It tells perhaps the most personal part of this story. Nearly two years went into planning it, bringing a custom Astra Kitchens design from Italy into this Hidden Valley home. Beautiful as it is, this was never a kitchen you had to tiptoe around. It was made for family life, little hands included. The cabinetry is durable, fingerprint-resistant and even self-repairing, while quartz stretches across the countertops and full-slab backsplash. An Electrolux Icon Professional dual-fuel range sits at the heart of it all. Picture bread cooling on the counter, pasta simmering on the stove and someone chopping at the island while everyone else finds their way into the room. Custom cutlery drawers, soft-close cabinetry, corner pull-outs, integrated garbage storage, cabinetry on both sides of the island, interior and under-cabinet lighting, and a paneled dishwasher all have their place. It is a kitchen for those who love to cook, but more importantly, love having their people around while they do it. That feeling carries through the home. Luxury vinyl plank runs across the main and upper levels, with carpet kept on the stairs to soften busy feet between floors. Updated trim and fresh paint keep things bright and current. The living room slows things down, with a fireplace to gather around, big windows overlooking the greenbelt, and a dining space that opens onto the cedar deck in summer. Upstairs, all three bedrooms are together, close enough for bedtime stories, middle-of-the-night wake-ups, and all the years in between. The primary fits a

king-sized bed, with a walk-in closet and semi-ensuite access to the main bath, while the additional bedrooms can change along with the family. Downstairs offers room to spread out, with large windows, a renovated full bathroom, and space for playdates and movie nights now, teenagers or guests later. Behind the scenes, shingles and radon mitigation were completed in 2020, along with a quiet smart garage door opener. Then there is the backyard. Step onto the cedar deck and the greenbelt opens behind you, with no home immediately at your back and a pathway that becomes part of everyday life. Kids can head toward the playground, bikes can come and go, and the dog gets its evening walk. Follow it toward Hidden Valley's nearby schools, and so much of family life feels connected right from home. Because in the end, that is what this home has always been about: good food, full rooms, kids growing up, and having your people close.