



GRASSROOTS
REALTY GROUP

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36 Hidden Ranch Mews NW
Calgary, Alberta

MLS # A2349545



\$860,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,465 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Mounts (TV's and Speakers will go), Remotes for Window Coverings, Shed

Rarely do properties like this come along. Nestled on a quiet cul-de-sac in Hidden Valley, this tastefully updated bungalow sits on a spacious pie shaped lot and offers over 2600 sq. ft. of beautifully developed living space—an ideal home for families to grow and thrive through every stage of life. Designed to adapt to your needs, this home provides comfort, flexibility, and timeless style. Inside, you’re welcomed by soaring vaulted ceilings, abundant natural light, fresh neutral tones, recessed lighting, and gleaming wood grain floors that set the tone for the high quality updates throughout. The chef inspired kitchen features custom maple cabinetry, stainless steel appliances including a built in oven and microwave, a sleek subway tile backsplash, and a convenient walk in pantry. The kitchen flows seamlessly into the family sized dining area and spacious living room—an inviting space to gather with friends and family while enjoying views of your picturesque backyard. The main floor also features a generous primary suite complete with a walk in closet and a 4 piece ensuite with a soaker tub and separate shower. Two additional spacious bedrooms, a 4 piece bathroom, and a versatile flex room with French doors—perfect for a home office, playroom, music room, or library—round out the main level. The lower level is an impressive extension of your living space. A huge rec room with a cozy gas fireplace sets the stage for family movie nights, game nights, or relaxed evenings in. Down the hall are two additional bedrooms, a 4 piece bathroom, a large laundry room, that will make everyone feel like doing more laundry, and an oversized storage room you’ll truly appreciate. Step outside to your private backyard oasis. This expansive pie shaped yard features mature trees, irrigation, a charming gazebo, a low maintenance composite deck with glass

railings, a custom storage shed, aggregate walkways, and direct access to a pathway leading to a playground. It's the perfect blend of beauty, function, and outdoor enjoyment. Additional highlights include central air conditioning, newer furnace, tankless hot water system, custom blinds throughout, and a heated double attached garage with built in storage. Ideally located within walking distance to top rated schools, with easy access in and out of the community, and just minutes from restaurants, shopping, and major transportation routes. This home showcases true pride of ownership—beautifully maintained, thoughtfully updated, and move in ready. Don't miss out on this exceptional opportunity. Book your private showing today.