\$679,800 - 13 Hidden Ranch Boulevard Nw, Calgary

MLS® #A2212264

\$679,800

3 Bedroom, 3.00 Bathroom, 1,822 sqft Residential on 0.13 Acres

Hidden Valley, Calgary, Alberta

Welcome to this beautifully updated former show home, offering over 2,400 sq ft of thoughtfully designed living space in a quiet, sought-after neighborhood. With 3 bedrooms, a flexible office/bedroom, loft, and 2.5 bathrooms, this home offers both comfort and versatility for modern living. From the moment you enter, you'II appreciate the unique architectural features like curved archways, 18-ft ceilings, and tiger wood flooring, all setting a warm and welcoming tone. The kitchen was completely renovated in 2023, now featuring contemporary finishes and an open view to the west-facing backyard, which has been professionally landscaped for privacy and relaxation.

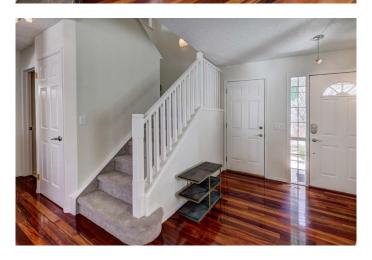
The main floor is ideal for both everyday living and entertaining, with a cozy gas fireplace, elegant formal dining room, powder room, and dedicated laundry area. Upstairs, a bright loft adds extra living flexibility, while the spacious primary suite offers a walk-in closet, an ensuite with double vanity and separate shower. Two additional bedrooms and recently renovated bathrooms provide a fresh, modern feel throughout.

The fully developed basement provides even more functional space, including a home office or guest room, a multi-purpose hobby room, and a recreation/media area. A built-in infrared sauna adds a luxurious wellness touch.

Located close to schools, parks, shopping,







and just minutes from downtown, this home seamlessly blends style, space, and location.

Don't miss your chance to make it yours!

Built in 1995

Essential Information

MLS® # A2212264 Price \$679,800

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,822 Acres 0.13 Year Built 1995

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 13 Hidden Ranch Boulevard Nw

Subdivision Hidden Valley

City Calgary
County Calgary
Province Alberta
Postal Code T3A 5N6

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No

Smoking Home, Pantry, See Remarks, Walk-In Closet(s), Sauna

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings, Humidifier

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Glass Doors, Mantle, See Remarks

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Few Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 16th, 2025

Days on Market 15

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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