

\$649,900 - 63 Hidden Ranch Close Nw, Calgary

MLS® #A2123931

\$649,900

3 Bedroom, 3.00 Bathroom, 1,624 sqft

Residential on 0.19 Acres

Hidden Valley, Calgary, Alberta

WOWZERS!!! YOU DON'T WANT TO MISS THIS ONE!!! 2 GARAGE POTENTIAL WITH TONS OF YARD LEFT!!! This is such a rare opportunity that you don't want to miss it. This beautifully cared-for 2-story home has just over 1600 sq ft finished and potential of 700+ sq ft more in basement development. Drive onto the quiet street easily off the main roads. Quickly you will find the home you are looking for. You will not see the nice public pathway beside the home as you walk up the walkway. Inside you will be surprised about the meticulous condition of the home. Large open spaces from the kitchen to the dining space to the great room. So much natural light in the daytime you won't even need to turn the lights on or notice that you haven't turned them on yet. Walk upstairs and be impressed by the efficient use of space with the bonus room, and bedrooms, all generously sized. The master bedroom has his and her walk-in closets and an ensuite bath. This is almost perfect as the lot is prime for his and her garages too. The undeveloped basement is ready for your own touch. Furnace and AC replaced within last 4 years. Shingles were replaced in 2013 roughly. The massive pie-shaped lot gives you so much additional space that putting in an additional garage or parking all your toys will barely put a dent into that backyard. The owners say their favorite parts about the home is how it looks out onto a vast open space and they are not looking straight onto other homes and the massive



natural light. Truly you don't want to miss this rare opportunity. These kind of lot and this kind house don't come together very often at this price.

Built in 1999

Essential Information

MLS® #	A2123931
Price	\$649,900
Sold Price	\$716,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.19
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	63 Hidden Ranch Close Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6C9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Irregular Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 23rd, 2024
Days on Market	5
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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