

\$660,000 - 272 Hidden Ranch Circle Nw, Calgary

MLS® #A2140574

\$660,000

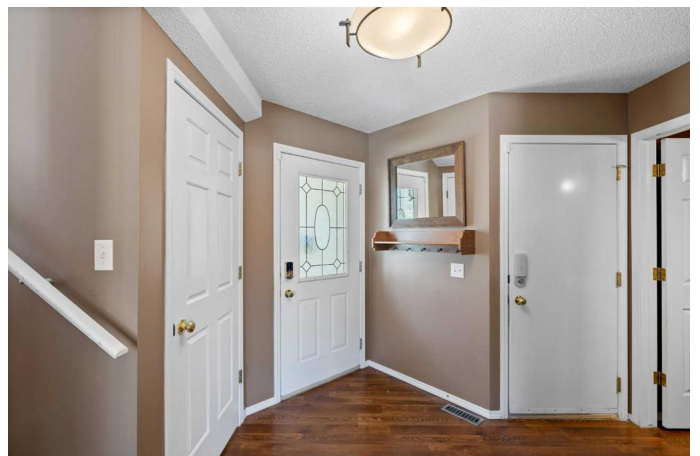
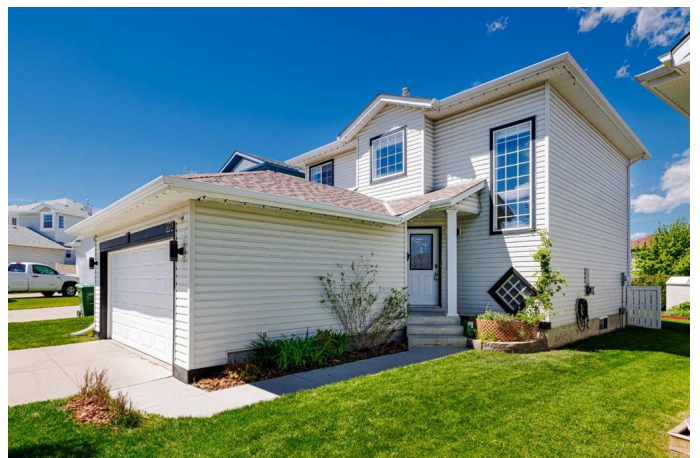
4 Bedroom, 4.00 Bathroom, 1,454 sqft

Residential on 0.13 Acres

Hidden Valley, Calgary, Alberta

Welcome to 272 Hidden Ranch Circle NW, a spectacular 2-storey home with an attached front garage located on a serene and quiet street. This meticulously maintained property boasts numerous upgrades and thoughtful touches that make it an ideal family home. The main floor features a spacious living room adorned with Hunter Douglas blinds, providing a cozy and welcoming atmosphere. The heart of this home is the stunning kitchen, renovated in 2021, which includes custom cabinets, a massive pantry, a stylish island, and high-end finishes. The primary suite upstairs is a true retreat, complete with a Calgary Custom Closet wardrobe installed in 2022 and an expanded ensuite bathroom renovated in 2022. Two generously sized secondary bedrooms provide ample space for family or guests. The fully finished basement features an open living area, a 3-piece bathroom, and a spare bedroom. It includes new pot lights installed in 2020, enhancing the basement's functionality and brightness. Additionally, the professionally built and installed Superior Wall Beds "True" Murphy Bed, added in 2019, offers additional sleeping space with built-in safety features and a warranty.

The expansive yard and large deck, backing onto a walking trail, are perfect for outdoor entertaining. Enjoy extensive landscaping, including a feature ring around the front spruce tree, perennial beds with new mulch, a concrete front pathway, and maintained



garden beds with premium black soil in the back. Newly installed outdoor lights in 2024 enhance the curb appeal and safety of the property. Additional features include an updated master bedroom fan (2014) and updated front hall storage with shelving and a bench added in 2023 for practical and stylish storage solutions. The roof was replaced in 2018, ensuring peace of mind for years to come.

Walking paths lead directly to a dual-track English-French immersion elementary (K-4) and middle school (5-9), ensuring that children won't need to bus for years. Both schools are well-regarded and operating at 80% capacity, with no waitlist. Hidden Valley boasts several updated playgrounds within a 5-minute walk, including an inclusive playground at Hidden Hut installed in 2022. The community offers an outdoor hockey rink year-round and is close to various recreational facilities such as a private gym in Edgemont, YMCA, and Vivo. With easy access to major routes including Shaganappi, Beddington, 14th Street, Deerfoot, and Stoney Trail, downtown commutes and trips to Canmore are a breeze. The property is also close to multiple shopping centres, including Hamptons Superstore, Sage Hill Walmart, and Hamptons Co-Op. Additionally, the Amazon fulfillment centre is nearby, ensuring fast delivery without needing Amazon Prime. This Hidden Valley gem offers the perfect blend of modern amenities, thoughtful upgrades, and a prime location!

Built in 1997

Essential Information

MLS® #	A2140574
Price	\$660,000
Sold Price	\$671,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,454
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	272 Hidden Ranch Circle Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5R2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
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Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 29th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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