

\$798,800 - 60 Hidden Ridge View Nw, Calgary

MLS® #A2156879

\$798,800

4 Bedroom, 4.00 Bathroom, 1,841 sqft

Residential on 0.14 Acres

Hidden Valley, Calgary, Alberta

Absolutely stunning panoramic views from this updated, renovated and modernized two storey beauty! Great curb appeal right off the bat with exposed aggregate driveway and sidewalk to the house with Roman stone walkway to the back yard and lower patio.

Faux front pillars surrounds entrance with bright front door with glass insert and sidelight.

As soon as you walk through the door you will notice the elegant and exquisite detail throughout this home. Peek into the arched opening to the dining room with solid hardwood floor and fine oak millwork. The open concept main floor has expansive long views of green space and the Panorama Hills escarpment. The living room boasts custom built in carpentry and a vaulted ceiling with fireplace featuring rockwork surround. The newly updated kitchen has oak cabinetry with granite countertops including two tiered island with waterfall edge and new stainless steel appliances including ceramic top stove. Tiled backsplash with feature custom work and glass tiles as well as matching oak door corner pantry and built in desk. Breakfast nook overlooks large upper vinyl deck with gas for barbeque and stairs to yard... and spectacular long views!! Separate main floor laundry with built in cabinetry. Solid oak stairwell, spindles and railing lead to the three bedroom upper level with Romeo & Juliet loft overlooking the living room with stunning outside views from main floor and upper level. Updated primary suite includes luxurious five piece spa-like



ensuite with jetted tub and cultured marble countertop with dual sinks. Upstairs main bath has also been updated with floor to ceiling ceramic tilework and diamond glass brick feature. But wait until you get to the custom, professionally finished basement... stunning floor to ceiling windows with more incredible views of the yard and green space. The main living area has a BIS Panorama wood burning fireplace with catalytic combustor reducing pollution emissions and inline fan kit to the furnace and can be used to heat the entire house. Fourth bedroom in the basement is currently utilized as an office also with built in millwork and cabinetry. Basement bath includes Aladdin Steam Shower with custom enclosure and travertine tilework. Utility room includes brand new furnace, Rinnai tankless hot water and Kinetico soft water system as well as lots of storage. Entire home has two zone built in Bose speaker system including outdoor speakers on the deck and patio. Hunter Douglas insulated blinds in basement and upper level and Hunter ceiling fans on upper level, no carpeting at all in this hypoallergenic-friendly home. Shingles were replaced in 2021. Garage with epoxy finished floor has man door leading to fenced dog run with access to the front and back yard. Only moments to both public and Catholic K-9 schools and easy access to all amenities. Oversized back yard with custom 8'x16' garden shed backs onto upper ridge with expansive views and access to lower level bike path. This is it!

Built in 1997

Essential Information

MLS® #	A2156879
Price	\$798,800
Sold Price	\$830,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,841
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	60 Hidden Ridge View Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5V8

Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Workshop in Garage

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Skylight(s), Steam Room, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Water Heater, Humidifier, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Combination, High Efficiency, ENERGY STAR Qualified Equipment, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas, None, Other, See Remarks, Wood, Wood Stove
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Circulating, Gas, Gas Starter, Glass Doors, Living Room,

	Mantle, Oak, Raised Hearth, Sealed Combustion, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Garden, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Dog Run Fenced In, Environmental Reserve, Fruit Trees/Shrub(s), Front Yard, Lawn, Greenbelt, No Neighbours Behind, Landscaped, Level, Many Trees, Street Lighting, Pie Shaped Lot, Private, Secluded, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 28th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Western Gold Real Estate
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