

# \$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

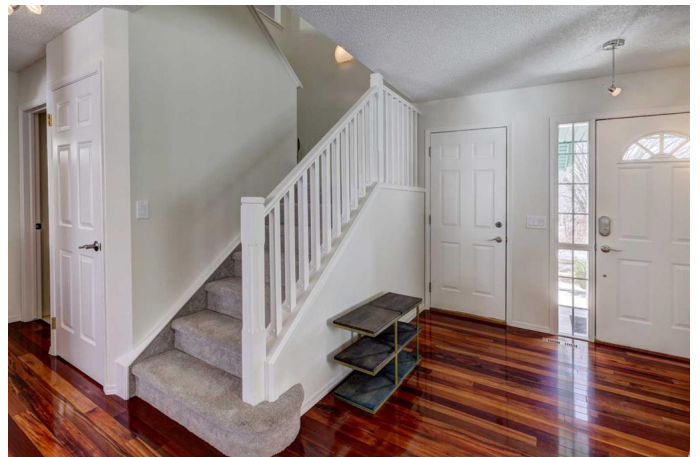
Hidden Valley, Calgary, Alberta

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'll 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	8
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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