

# \$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

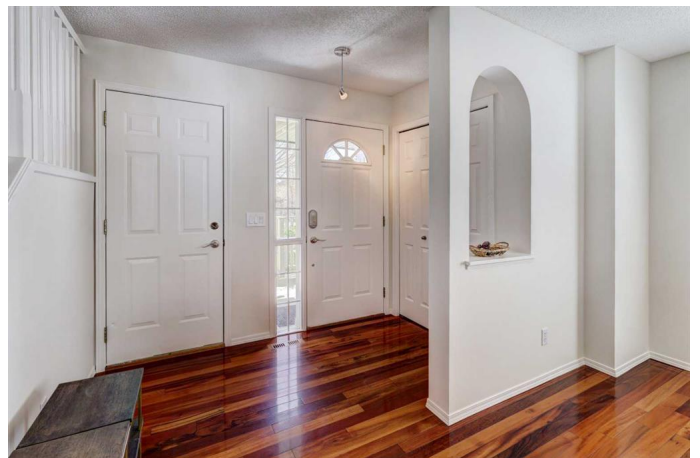
Hidden Valley, Calgary, Alberta

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.

Donâ€™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
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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	5
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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