



# 177 Hidden Ranch Road Calgary Alberta

\$559,900

Welcome to almost 1900 sq ft of living space in this 4 bedroom walk out basement home. As you enter the home you are greeted with luxury vinyl plank throughout the main level. Relax in the front living room or continue to the open concept kitchen dining room. This area is open to the lower rec room walk out and fireplace which has almost 17 ft ceiling area with lots of windows for plenty of natural light. The deck off the dining room overlooks the private backyard and walk out patio area below. Venture upstairs to discover a generously sized primary bedroom, complemented by a spacious walk-in closet and 4 pc ensuite. Two additional big bedrooms and 4 pc bath completes this level. Enjoy entertaining or movie night in the lower level in the spacious family room with gas fireplace. The fireplace heats the basement and the fan in the open area above helps heat the upper levels reducing heating costs in the winter. Good sized office or 4th bedroom, window not egress, has a 2 pc ensuite. The backyard is easily accessed through the walk out basement. Whether you're entertaining guests, gardening, or simply enjoying a quiet moment outdoors, this private backyard is a perfect extension of the living space. Oversized dble car garage has an extra overhead door into the backyard which makes putting away any backyard toys into the attached shed a breeze. Shingles and washer/dryer 2022. Only a couple of blocks from the elementary school. Close to many walking paths to enjoy what Hidden Valley has to offer. What a great place to call home. (id:6769)

Bedroom 9.58 Ft x 8.75 Ft  
 2pc Bathroom 9.58 Ft x 8.75 Ft  
 Family room 18.08 Ft x 14.50 Ft  
 Laundry room 7.75 Ft x 4.50 Ft  
 Furnace 7.17 Ft x 4.17 Ft  
 Living room 12.25 Ft x 11.08 Ft  
 Kitchen 9.67 Ft x 8.92 Ft  
 Dining room 10.42 Ft x 10.17 Ft  
 2pc Bathroom 5.58 Ft x 2.58 Ft

Foyer 5.50 Ft x 4.00 Ft  
 Other 9.25 Ft x 7.83 Ft  
 Primary Bedroom 13.58 Ft x 11.67 Ft  
 4pc Bathroom 6.92 Ft x 4.92 Ft  
 Other 6.92 Ft x 4.17 Ft  
 Bedroom 9.17 Ft x 9.08 Ft  
 Bedroom 8.92 Ft x 8.67 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft

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