



21 Hidden Ranch Circle Calgary Alberta

\$679,900

7 BEDROOMS | 4 UP-3 DOWN | 3.5 BATHROOMS | FULLY FINISHED BASEMENT | AC | WATER SOFTENER | WATER FILTRATION SYSTEM | GEMSTONE LIGHTS | LARGE BACKYARD | WALKING DISTANCE TO SCHOOLS.

Nestled on a quiet residential street in the FAMILY ORIENTATED community of HIDDEN VALLEY, this home is steps from Hidden Ranch Playground & a 5 minute walk to Hidden Valley School & Valley Creek School. This exceptional property offers a total of 7 bedrooms. 4 up and 3 additional bedrooms down. With over 2600 sq ft of total developed living space, this home is ideal for the large or growing family. The proximity to the park and schools would also make this home an ideal candidate for a DAYHOME! Sunlight fills the large front living room and dining room area as you enter the home. The Family room offers a cozy gas fireplace and is open to the kitchen. It's an optimal environment to spend family time and interact during meal preparation. The kitchen boasts beautiful oak cabinets, newer countertops, a corner pantry and custom movable island. The wall of windows at the rear of the home illuminates this area with natural light. The rear door of the kitchen provides access to stunning low maintenance deck, pergola, and large backyard complete with storage shed. The 2 piece bath is just down the hall from the kitchen. Washer and dryer is conveniently located on the main floor. Large primary bedroom which can easily accommodate a king size bed. A dream ensuite with extended vanity countertop, jetted soaker tub, separate shower and walk in closet. 3 additional bedrooms up and a 4 piece bath complete your tour of the second floor. Downstairs you will find an additional 3 bedrooms and a 3 piece bath. Alternatively, the bedrooms could also be utilized as office space, a rec room or gym. The lower level of this home could serve a variety of purposes beyond its traditional use. It could function as...

Primary Bedroom 12.75 Ft x 12.25 Ft

Bedroom 12.75 Ft x 8.75 Ft

Bedroom 8.92 Ft x 11.75 Ft

Bedroom 9.50 Ft x 12.42 Ft

4pc Bathroom 11.50 Ft x 12.17 Ft

4pc Bathroom 8.92 Ft x 5.08 Ft

3pc Bathroom 5.67 Ft x 5.08 Ft

Living room 13.83 Ft x 11.75 Ft

Dining room 5.92 Ft x 14.08 Ft

Family room 13.67 Ft x 12.08 Ft

Other 14.75 Ft x 14.83 Ft

2pc Bathroom 9.17 Ft x 3.00 Ft

a

Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.myhomeiscalgary.ca/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Bedroom 14.00 Ft x 14.08 Ft

Bedroom 16.58 Ft x 13.00 Ft

Bedroom 9.75 Ft x 10.67 Ft

Laundry room 5.33 Ft x 7.67 Ft

Foyer 7.67 Ft x 7.83 Ft