



## 36 Hidden Ranch Mews Calgary Alberta

\$849,900

Welcome to 36 Hidden Ranch Mews located on a quiet cul-de-sac backing onto a greenspace and playground. Rare 3 bedroom up bungalow home with 2,571sqft of living space that has been completely renovated from top to bottom. Featuring a main floor with just under 12ft of vaulted ceilings, 12mm scratch and fade resistant hardwood flooring throughout with 30-year warranty and open concept floorplan. Modern kitchen with custom cabinetry, granite countertops, stainless steel appliances including brand new never been used built in wall oven and microwave and walk-in pantry. Large great room with massive picturesque windows and a great size dining room with access to a south facing backyard. Here you will experience a northern oasis feeling in a superior low maintenance landscaped mature treed private irrigated garden complete with 8-person waterfall hot tub loaded with high tech features, perimeter designer curtain rods for outdoor privacy curtains, new maintenance free large composite deck, glass railings, arbor, gazebo, lighted storage shed, hot & cold exterior water taps, exposed aggregate sidewalks and new perimeter fencing with modern gates backing onto beautiful children's playground with walking paths and room to play soccer/baseball with neighborhood families. To finish off the main floor you will find a large primary bedroom with vaulted ceilings, a walk-in closet and a 4pc ensuite with soaker tub and separate shower. Two other good-sized bedrooms, a full 4pc bathroom with large linen closet and a front den/office space with glass French doors. There is opportunity to easily convert one bedroom to a main floor laundry room. The basement is fully finished featuring a large family/recreation room with a corner gas fireplace with raised slate hearth and custom mantel. Two large bedrooms each with a walk-in closet, a 4pc bathroom, huge laundry room with plenty of uppe...

Recreational, Games room 22.75 Ft x 14.92 Ft

Bedroom 11.83 Ft x 11.42 Ft

Bedroom 13.42 Ft x 11.67 Ft

Laundry room 11.50 Ft x 10.00 Ft

4pc Bathroom 7.50 Ft x 4.83 Ft

Living room 17.50 Ft x 12.50 Ft

Dining room 10.42 Ft x 8.83 Ft

Primary Bedroom 14.92 Ft x 10.92 Ft

4pc Bathroom 8.33 Ft x 7.83 Ft

Bedroom 10.92 Ft x 9.33 Ft

Bedroom 10.33 Ft x 9.92 Ft

Den 10.75 Ft x 8.00 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://dennishwang.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
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Kitchen 12.17 Ft x 10.75 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft