



# 13 Hidden Ranch Boulevard Calgary Alberta

\$679,800

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! (id:6769)

Primary Bedroom 14.33 Ft x 15.67 Ft

4pc Bathroom 8.00 Ft x 9.50 Ft

Bedroom 10.92 Ft x 9.92 Ft

Bedroom 11.83 Ft x 14.58 Ft

Loft 8.58 Ft x 8.67 Ft

4pc Bathroom 4.83 Ft x 8.17 Ft

Dining room 13.00 Ft x 9.75 Ft

Foyer 8.83 Ft x 5.42 Ft

Living room 12.42 Ft x 15.25 Ft

Kitchen 18.75 Ft x 18.33 Ft

Laundry room 8.42 Ft x 8.17 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

Listing Presented By:



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