



## 380 Hidden Ranch Circle Calgary Alberta

\$725,000

Welcome to this stunning 2-storey home in Hidden Valley, backing onto a beautiful 10-acre park with schools, sports fields, and playgrounds just steps away. Offering 3 bedrooms, 2 full baths, 2 half baths, and a fully finished walkout basement, this home seamlessly blends elegance with functionality. Step inside to soaring open ceilings and diagonal hardwood flooring that extends throughout the main level. The inviting living room is anchored by a striking three-sided fireplace, providing warmth and ambiance. Adjacent to the living space, the spacious kitchen boasts an oversized island, ample counter and cabinet space, a walk-in pantry, built-in wine rack, hanging pot rack, and new appliances, including a microwave, stove, and fridge. The dining area is perfectly positioned to take in picturesque views of the lush green space outside. A convenient half bath completes the main floor. A floating staircase leads to the upper level, where you'll find a charming loft office with beamed ceilings—an ideal workspace bathed in natural light. The primary suite is a retreat unto itself, featuring a spa-like ensuite with a jetted tub, stand-up shower, and generous closet space. An upper-floor laundry room adds extra convenience. The fully finished walkout basement exudes a cozy, cabin-like feel with rich wood paneling. This incredible space features a large rec room, wet bar, and half bath—perfect for entertaining. Step outside to the expansive backyard, where you'll enjoy direct access to the school field and park amenities, including basketball courts, soccer fields, softball diamonds, and tennis/pickleball courts. A tool shed provides extra storage for outdoor gear. Notable upgrades include a brand-new roof (Sept 2024), new exterior doors (Oct 2024), updated lighting fixtures, Hunter Douglas blinds on the main level, painted flat ceilings, and rounded corners throughout. ...

Recreational, Games room 32.50 Ft x 28.00 Ft

Furnace 5.42 Ft x 10.17 Ft

2pc Bathroom 4.92 Ft x 9.33 Ft

Dining room 18.00 Ft x 7.17 Ft

Living room 19.42 Ft x 19.08 Ft

Kitchen 9.67 Ft x 13.08 Ft

Office 9.17 Ft x 11.33 Ft

Bedroom 10.33 Ft x 11.75 Ft

Bedroom 10.33 Ft x 10.00 Ft

3pc Bathroom 4.92 Ft x 9.33 Ft

4pc Bathroom 10.92 Ft x 7.83 Ft

Primary Bedroom 16.58 Ft x 10.92 Ft

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