

# \$628,000 - 120 Hidden Ranch Hill Nw, Calgary

MLS® #A2256385

**\$628,000**

4 Bedroom, 3.00 Bathroom, 1,411 sqft

Residential on 0.07 Acres

Hidden Valley, Calgary, Alberta

Fully finished 2 story home with a double detached garage in Hidden Valley. You are welcome by large living room with a gas fireplace. Walking past the stairs and the half bath, a large kitchen with a large eating nook overlooking the backyard. Upstairs is two large full bathrooms, with three bedrooms including the master. Ample natural light. The finished basement come with a large rec room. It is located on a quiet neighbour oriented street in the desirable community of Hidden Valley. Walking distance for K-G9 for Catholic, Public or a French Immersion, downtown is driving distance of 16 mins, easy access to main roads such as Stoney Tr., Deerfoot and so many more.

Built in 1997

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256385    |
| Price          | \$628,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,411       |
| Acres          | 0.07        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 120 Hidden Ranch Hill Nw |
| Community   | Hidden Valley            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 5X7                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Bar, Pantry                                                                           |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 35                   |
| Zoning         | R-CG                 |

**Listing Details**

Listing Office                      Grand Realty

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