# \$849,900 - 36 Hidden Ranch Mews Nw, Calgary

MLS® #A2210110

## \$849,900

5 Bedroom, 3.00 Bathroom, 1,466 sqft Residential on 0.16 Acres

Hidden Valley, Calgary, Alberta

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 upper and lower cabinets, a large laundry sink and tiled floor. Other features include a freshly painted home throughout including ceiling, Hunter Douglas window coverings with lifetime warranty, a very large storage/utility room complete with built-in shelving including ski/snowboard rack and painted floor. New pex water lines, a 24port manifold system, tankless Rinnai hot water, A/C, Vacuflo throughout the house with 5 supervalve outlets and a handyman's heated and bright double attached garage complete with custom modern closed storage cabinets, pull out storage drawers, irrigation control and electrical sub panel. Complimented with interior hot/cold water taps and vacuflo outlet perfect for detailing your vehicle. Located within walking distance to 3 different schools, easy access in and out of the community and just a short distance to restaurants, shopping and major transportation routes. This home shows the pride of ownership and is in great shape and ready to move in. Don't miss out on this opportunity. Make your private showing today.

Built in 1998

#### **Essential Information**

MLS® # A2210110

Price \$849,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,466 Acres 0.16

Year Built 1998

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 36 Hidden Ranch Mews Nw

Subdivision Hidden Valley

City Calgary
County Calgary
Province Alberta
Postal Code T3A 5Z5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Driveway

# of Garages 2

#### Interior

Interior Features Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s), Pantry

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer, Window

Coverings, Electric Cooktop, Freezer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Basement, Mantle, Stone

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Playground, Private Yard

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Backs on to

Park/Green Space, Gazebo, Irregular Lot, No Neighbours Behind, Pie

Shaped Lot, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Stone

Foundation Poured Concrete

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 93

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX First

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