

# \$665,000 - 73 Hidden Ranch Court Nw, Calgary

MLS® #A2227132

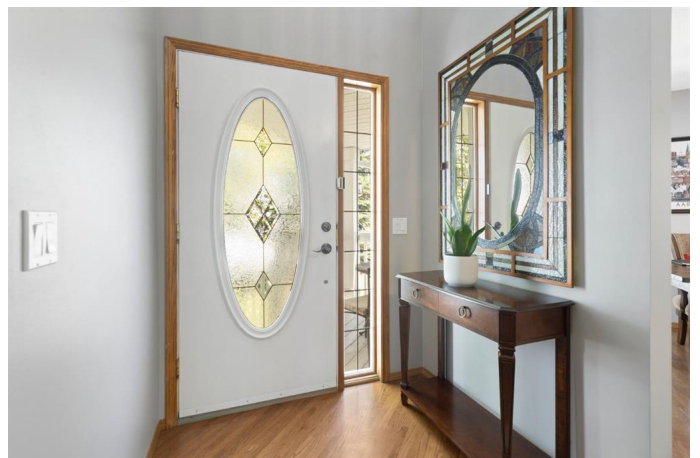
**\$665,000**

3 Bedroom, 3.00 Bathroom, 1,960 sqft  
Residential on 0.11 Acres

Hidden Valley, Calgary, Alberta

Welcome Home. Ideally tucked into one of Calgary's most sought-after northwest communities, this beautifully maintained two-storey home offers nearly 2,000 sq ft of functional and inviting living space—ideal for growing families or those seeking space to spread out and settle in. Situated in a quiet cul-de-sac, this property boasts exceptional curb appeal with a lovely front yard and a majestic tree that adds charm and character that you will love from the moment you arrive. Step inside to find a bright and airy main level featuring rich hardwood flooring, fresh neutral tones, and large windows that flood the space with natural light.

The stylish kitchen is the heart of the home, boasting crisp white cabinetry, a corner pantry, stone countertops, a stainless steel appliance package, a central island with seating, and updated light fixtures. Overlooking the beautifully treed backyard, the bright dining area flows seamlessly into a cozy living room warmed by a corner gas fireplace—making it the perfect setting for both quiet nights and lively gatherings. Practicality shines with a powder room and main floor laundry combo, along with a generous mudroom with built-in bench and hooks to keep busy households organized. Upstairs, a large bonus room provides flexible space for a family entertainment. The home's three bedrooms include a primary suite with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms are spacious and



light-filled, complemented by a well-appointed main bathroom. Step outside to a truly exceptional backyardâ€”fully fenced with beautiful mature trees creating a peaceful setting for summer living. Enjoy a morning coffee or evening dinners on the large deck, or watch kids and pets play on the expansive grassy lawn. There's even a storage shed to keep things tidy. The basement is undeveloped and provides a blank canvas for future customization and does not have Poly B. This home has been lovingly maintained by long time owners and boasts new shingles last year and central air to keep you cool on those warm summer days. With charming curb appeal, a double attached garage, and a prime location that is walkable to schools, playgrounds, parks, walking paths, and transit access, this home delivers comfort, function, and long-term value in equal measure.

Built in 1998

**Essential Information**

MLS® #	A2227132
Price	\$665,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,960
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	73 Hidden Ranch Court Nw
Subdivision	Hidden Valley

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5W4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot, Cul-De-Sac, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	28
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.