

# \$662,500 - 196 Hidden Ranch Crescent Nw, Calgary

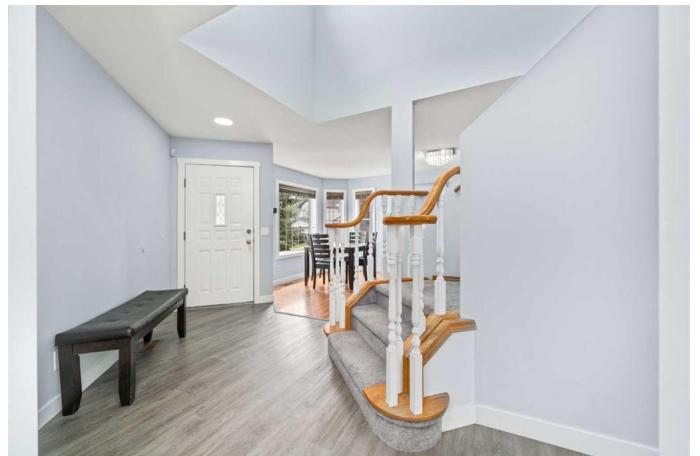
MLS® #A2236299

**\$662,500**

5 Bedroom, 4.00 Bathroom, 1,648 sqft  
Residential on 0.12 Acres

Hidden Valley, Calgary, Alberta

OPEN HOUSE SAT JULY 5 & SUN JULY 6 2-4PM. Discover your forever home in the sought-after community of Hidden Valley! This exceptional 1,648 sq ft two-story residence, complete with a fully finished basement, offers 5 spacious bedrooms and 3.5 beautifully appointed bathrooms, making it the perfect fit for growing families, first-time homebuyers, downsizers, or investors. Step inside to a bright, welcoming main floor where a stunning renovated kitchen takes center stage, featuring gleaming quartz countertops, stainless steel appliances, and a built-in water filtration system. The open-concept design flows effortlessly into a spacious great room, anchored by a stylishly renovated fireplace, ideal for cozy family evenings or entertaining guests. Gleaming hardwood and vinyl plank floors, plush newer carpets, and a formal dining room with an adjacent living room provide versatile spaces for every lifestyle. The oversized, fully fenced backyard on a coveted corner lot is a rare find, offering a private sanctuary for children to play, pets to roam, or hosting summer barbecues with friends. The expansive double attached garage easily accommodates a half-ton truck, ensuring ample space for vehicles or storage. Upstairs, three generously sized bedrooms include a luxurious master suite with a private ensuite, perfect for unwinding. The fully finished, permitted basement adds incredible value with two additional bedrooms, a full bathroom, a versatile rec room, and roughed-in space for a



separate entranceâ€”ideal for guests, a home office, or potential rental income (subject to Calgary bylaws). Designed for low-maintenance living, this home boasts no Poly-B piping, brand-new siding, recently replaced gutters, downpipes, and fascia, and shingles free of insurable hail damage. A 2.5-year-old air conditioning system and included water softener ensure year-round comfort, while a roughed-in vacuum system adds everyday convenience. Located steps from a top-rated school, a bus stop, community mailboxes, scenic parks, and winding pathways, Hidden Valley offers an unbeatable family-friendly lifestyle. Enjoy a quick 15-minute drive to downtown Calgary, seamless access to Stoney Trail, and proximity to the airport for effortless travel. With great neighbors and a warm community vibe, this home is a true gem in northwest Calgary. Donâ€™t let this move-in-ready masterpiece slip away! Schedule your private showing today to experience the space, modern upgrades, and prime location that make this Hidden Valley home stand out. Offers at or above asking are welcomedâ€”act now, as this treasure wonâ€™t last long!

Built in 1997

**Essential Information**

MLS® #	A2236299
Price	\$662,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,648
Acres	0.12
Year Built	1997
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	196 Hidden Ranch Crescent Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5W3

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.