

## 188 Hidden Ranch Crescent NW Calgary, Alberta

MLS # A2284849

# \$749,985



<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,753 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Treed		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Pantry, See Remarks		

**Inclusions:** Shed, Play house, swing structure

Renovated and well-maintained 4-bed, 4-bath family home on an oversized 43'x120' lot, just a short walk to three nearby schools (Catholic, Public & French Immersion). A dramatic 16-ft vaulted-ceiling living room fills the main floor with natural light, giving the home the open, airy feel of 2508 sqft of living space. The main and upper levels feature continuous hardwood flooring, including custom wood-matched vents for a seamless, high-end finish. Renovations (approx. 10 years) show beautifully and complement the functional family layout. The kitchen and main living spaces walk out directly to the backyard—perfect for easy indoor-outdoor living. Upstairs offers three bedrooms, including a spacious primary suite with two walk in closets. The fully-developed 9-ft basement provides a flexible rec/media area with retro-style gas fire place, an additional bedroom with ensuite 3pc Bathroom, spacious storage room. Major upgrades deliver long-term peace of mind: Class IV impact-rated roof (2025), new triple-pane multi-coated upper windows (Mar 2026), HWT (2020), new furnace motor (2023), high-end garage door opener with backup power (2025), and professionally painted exterior & deck (2026). The home also features central A/C, keeping the house comfortable during hot summer months. The attached double garage is EV-ready with a 30A plug—easy to step up to Level-2 charging. Located on a quiet crescent with quick access to pathways, parks, transit, Stoney, Shaganappi, and 14 St for a fast downtown commute. A rare combination of lot size, ceiling volume, updates, and walkability—move-in ready in one of NW Calgary's most loved family communities.