

110 Hidden Ranch Circle NW  
Calgary, Alberta

MLS # A2181994



**\$589,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaper		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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), Laminate Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Hidden Gem in Hidden Valley. This beautiful home is located in the heart of Hidden Valley within walking distance to Hidden Valley Schools and parks. With over 1800 sq ft of living space, this fully finished home is the warm family home you have been looking for. With 3 full bedrooms up and 1 downstairs, 3.5 bathrooms and an oversized double detached garage on a pie shaped lot. This home is vacant and ready for you to make it yours! Freshly painted throughout the top two floors, with updates to the half bath and the basement bathroom. Lots of natural light streams into this home on the quiet community street with southwest facing back windows. The finished basement has very large windows and a large family room. Shingles and all siding were replaced in 2012. Don't wait! Book your private showing today!