

# \$649,900 - 67 Hidden Ranch Boulevard Nw, Calgary

MLS® #A2265929

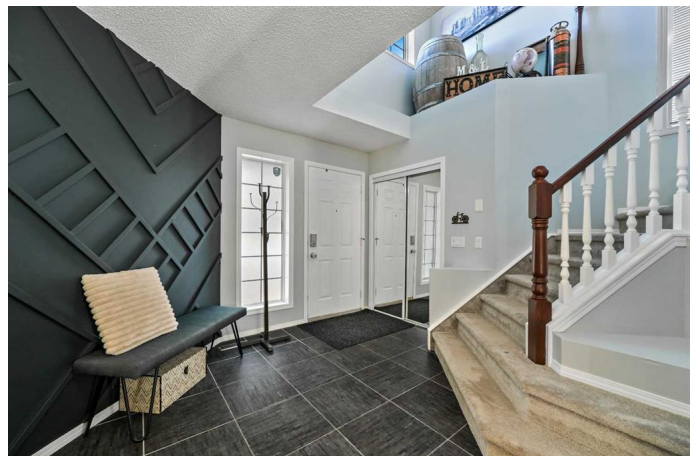
**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,664 sqft

Residential on 0.12 Acres

Hidden Valley, Calgary, Alberta

Welcome to this beautifully updated and fully developed two-storey home, ideally situated on one of Hidden Valley's most sought-after streets. With over 1,600 sq. ft. above grade and four bedrooms and three-and-a-half bathrooms, this property offers the perfect blend of comfort, style, and family functionality. From the moment you arrive, you'll notice the exceptional pride of ownership—the home has been freshly painted inside and out, features updated lighting, and boasts major upgrades: shingles were replaced in May 2022, central air conditioning, and Gemstone exterior lighting, adding both curb appeal and year-round functionality. Step inside to a welcoming foyer that opens into a sunlit open-concept main floor designed for everyday living and entertaining. The living room centers on a cozy gas fireplace framed by windows, creating a warm, inviting atmosphere. The kitchen features stainless steel appliances, a corner pantry, and plenty of prep space for family meals. Upstairs, the primary suite impresses with a walk-in closet and a 4-piece ensuite, highlighted by stylish glass-block details. The fully finished basement expands your living space with a spacious family room, a custom-built bar with stone backsplash, a 3-piece bath, and a den that can efficiently serve as a fourth bedroom or home office. Step outside to your sunny southwest-facing backyard oasis—professionally landscaped with



stone-walled flower beds, retaining walls, and a large patio with a fire pit, perfect for summer gatherings and evening relaxation. Located steps from schools, playgrounds, and green spaces, this home delivers the complete Hidden Valley lifestyle—move-in ready and beautifully upgraded from top to bottom.

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265929    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,664       |
| Acres          | 0.12        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 67 Hidden Ranch Boulevard Nw |
| Subdivision | Hidden Valley                |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3A 5N6                      |

**Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                       |

**Interior**

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Dry Bar, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                  |
| Heating           | Forced Air                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |
| Fireplaces        | Gas, Living Room                                                                                                                           |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full                                                                                                                                       |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Fire Pit                                                   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                                            |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 19                 |
| Zoning         | R-CG               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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