

# \$799,000 - 42 Hidden Ranch Boulevard Nw, Calgary

MLS® #A2240196

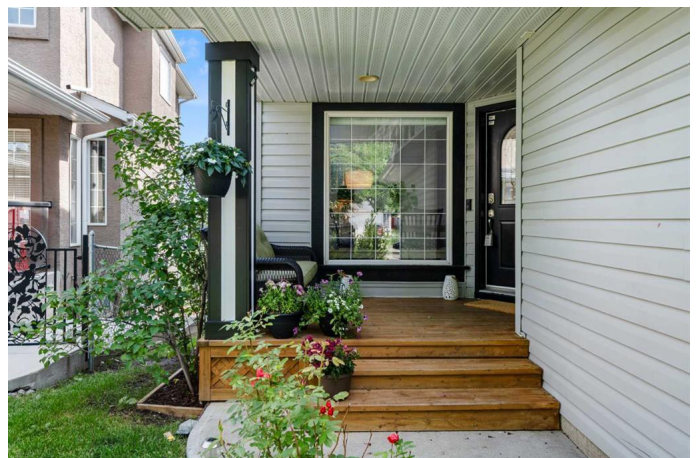
**\$799,000**

5 Bedroom, 4.00 Bathroom, 1,888 sqft  
Residential on 0.16 Acres

Hidden Valley, Calgary, Alberta

Public Open House - Saturday, August 2nd  
From 2:00PM-4:00PM - Welcome to your dream home! This stunning 2,873 sq ft, fully renovated gem offers unmatched style & space in a prime location. Step into a bright open-concept main floor w/ gleaming engineered hardwood, no carpet, & vaulted ceilings in the flex room, perfect for family gatherings or entertaining. The chef-inspired kitchen boasts tons of storage, modern upgrades, & a sunny vibe, flowing seamlessly into the living area w/ custom built-ins. Relax in the luxurious master suite, featuring a spa-like ensuite w/ a classic clawfoot tub. Spacious bedrooms & a smartly designed laundry/mudroom w/ clever storage solutions make daily life a breeze. The finished walk-out basement, w/ an extra bedroom, full bath, & large rec room, is ideal for guests, in-law suites, or rental income. Backing onto a school field w/ an oversized lot, enjoy privacy, space, & endless outdoor possibilities—no rear neighbors! Freshly painted w/ extra pot lights, this move-in-ready home is low-maintenance & high-style. Perfect for growing families, multigenerational households, professionals, investors, or retirees seeking a serene retreat. Priced at \$822,888, this rare find in a high-demand location won't last! Book your showing today & submit your offer—this turnkey beauty is worth every penny & more!

Built in 1996



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240196    |
| Price          | \$799,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,888       |
| Acres          | 0.16        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 42 Hidden Ranch Boulevard Nw |
| Subdivision | Hidden Valley                |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3A 5N5                      |

## Amenities

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

## Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings                                                                          |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                            |

|              |                                |
|--------------|--------------------------------|
| Fireplaces   | Family Room, Gas, Mantle, Tile |
| Has Basement | Yes                            |
| Basement     | Finished, Full, Walk-Out       |

## Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Gentle Sloping, Irregular Lot, Landscaped, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 17              |
| Zoning         | R-CG            |

## Listing Details

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

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