

# \$822,888 - 42 Hidden Ranch Boulevard Nw, Calgary

MLS® #A2240196

**\$822,888**

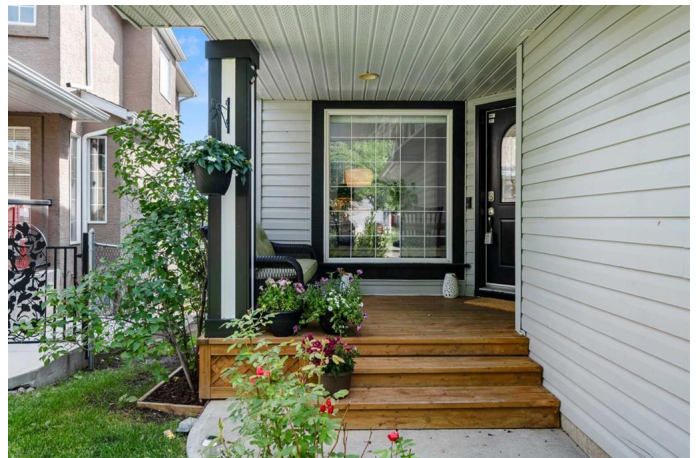
5 Bedroom, 4.00 Bathroom, 1,888 sqft  
Residential on 0.16 Acres

Hidden Valley, Calgary, Alberta

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	\$822,888
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	3
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.