

# \$725,000 - 323 Hidden Ranch Circle Nw, Calgary

MLS® #A2231339

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,669 sqft  
Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

Welcome to this beautifully maintained 2-storey home in the highly sought-after and family-friendly neighbourhood of Hidden Ranch. Offering over 2,275 sq ft of developed living space, this home is perfectly situated within walking distance to three schools, parks, bike paths, and everyday amenities—an ideal setting for growing families. From the moment you enter, you'll be impressed by the vaulted ceilings, abundant natural light, and gleaming maple hardwood floors that flow throughout the main level. The open-concept design features a warm and inviting kitchen complete with stainless steel appliances, a large island, granite countertops, a corner pantry, and a sunny breakfast nook. Just off the kitchen, the dining area and cozy living room with a gas fireplace create the perfect space for hosting family and friends. The main floor also includes a convenient laundry/mudroom—perfect for busy families. Upstairs, the spacious primary bedroom offers a walk-in closet and a beautifully newly renovated spa-like 4-piece ensuite with elegant tile. Two additional generous bedrooms and a second 4-piece bathroom complete the upper level. The fully developed walkout basement is thoughtfully designed with a large rec room, a fourth bedroom (non-compliant window), and tons of storage. Step outside to a sunny, private backyard featuring a maintenance-free composite deck with a gas line for your BBQ and a lower patio ideal for entertaining. Oversized double



attached garage!  
Additional upgrades include central air conditioning and furnace, hot water tank, roof replacement in 2020, gorgeous updated kitchen and bathrooms and more. This home has been lovingly cared for by its second owners and is truly move-in ready. With easy access to major routes like Stoney Trail and close proximity to schools, shopping, and recreation, this is a home you donâ€™t want to miss. Book your private showing today or check out the 3D tour!

Built in 1997

**Essential Information**

MLS® #	A2231339
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,669
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	323 Hidden Ranch Circle Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5R3

**Amenities**

Parking Spaces	2
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Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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