90 Hidden Ranch Terrace NW

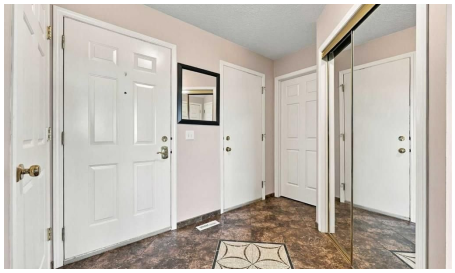
Calgary | Active | MLS® A2348955

$625,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1997**	**1,757.02 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

New Price!! MOVE-IN READY IN HIDDEN VALLEY - NO POLY-B! Proudly cared for by its second owners, this spacious 2-storey home offers ~2350 sq. ft. of living space, thoughtfully designed to give your family the room, comfort and flexibility to grow. The main floor offers an open-concept design with a bright living area, convenient powder room and a well-appointed kitchen featuring quartz countertops, a solid Liscia Hanstone backsplash, large island and walk-in pantry. The adjoining dining area opens directly to the backyard, creating an easy flow for everyday family life and entertaining. Large windows and the patio door fill the main floor with natural light throughout the day. Upstairs, the huge bonus room is a standout space, featuring vaulted ceilings, a beautiful corner fireplace and a large window - the perfect spot for movie nights, relaxing with the family or creating a dedicated play space. On this level there are three spacious bedrooms including a comfortable primary retreat with a walk-in closet and 4-piece ensuite. Completing the space is the 4piece main bathroom. The developed basement offers a large recreation room currently set up as a workout area and guest space, with plenty of room to create whatever your family needs - a media room, playroom, home gym or additional living space. Outside, enjoy a fully fenced backyard with no neighbours behind, offering privacy and plenty of room for kids and pets to play. The low-maintenance deck provides ample space for seating and a BBQ, making summer entertaining easy. In front an extended concrete pad provides additional off-street parking. Major updates provide peace of mind, including all Poly-B piping removed and a new hot water tank in spring 2026, a refreshed ceiling with a California knockdown finish on the main floor Sept 2026, and a new hail resistant roof, gutters, fascia and eaves in fall 2025. Additional features include central A/C. Located on a family-friendly block with a play park nearby and within walking distance of K-9 schools. Pathways, major roadways, shopping, restaurants and everyday amenities are all close at hand, with Beacon Hill Centre just a short drive away. With thoughtful updates, generous living spaces and room for your family to grow, this is a home designed to be enjoyed for years to come. Book a showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348955
Bedrooms	3
Bathrooms	3
Year Built	1997
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,757.02 sq. ft.
Acreage:	No
Lot Area:	4,133 sq. ft.
Lot Frontage:	36'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1997 (Age: 29)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9712404
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Hidden Valley (Calgary)
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 16'4" × 14'1" ·
Main Floor	Kitchen · 14' × 12'10" ·
Main Floor	Dining Room · 12'10" × 5'4" ·
Main Floor	Pantry · 7'9" × 4'8" ·
2nd Floor	Bedroom - Primary · 14' × 11'2" ·
2nd Floor	Bedroom · 10'11" × 9'11" ·
2nd Floor	Bedroom · 10'11" × 9'11" ·
2nd Floor	Bonus Room · 17' × 14'11" ·
Basement	Game Room · 25'11" × 19'9" ·

Basement	Furnace/Utility Room · 19' × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, City Lot, Lawn, Level, No Back Lane, No Neighbours Behind, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-C1N
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/90-hidden-ranch-terrace-nw-calgary-a2348955/

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