

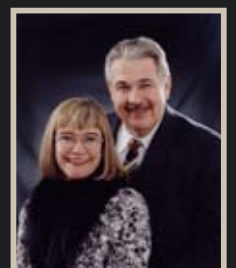
94 Hidden Ranch Circle N.W.



Cute, Cozy, Comfortable – This Fully Developed Back Split is the Ideal Home for a First Time Buyer or Empty Nester



*Ellyn Mendham &
Tom Westcott*
realtors®



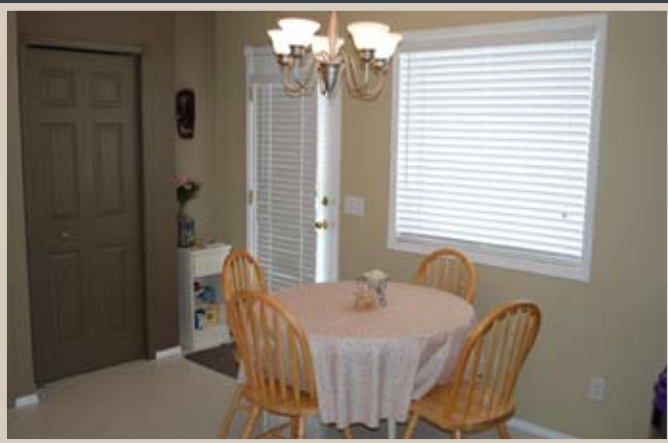
RE/MAX REALTY PROFESSIONALS

259-4141

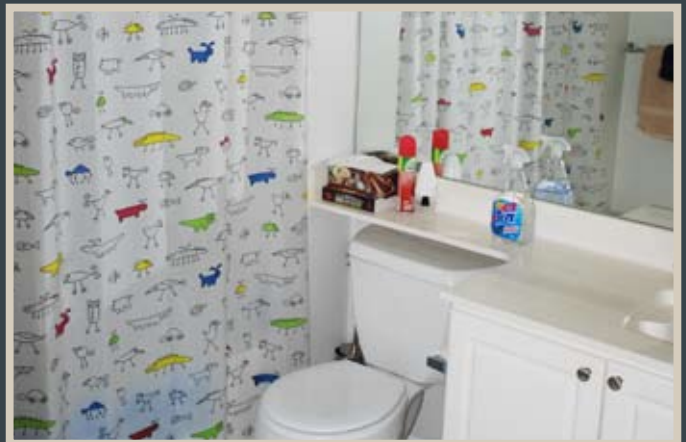
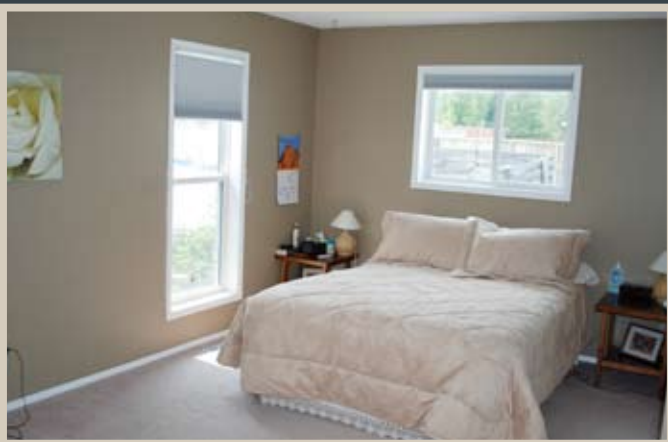
www.CalgaryRealEstateSolutions.com



Cathedral ceilings and big windows add to the airy feeling on the main level. The kitchen Offers loads of cupboards and counter space plus 4 appliances.



The upper level offers a huge master with 4 piece ensuite, plus a second bedroom and full bath.



94 Hidden Ranch Circle N.W.



Enjoy the spacious 3rd level family room with gas fireplace and convenient 2 piece powder room.



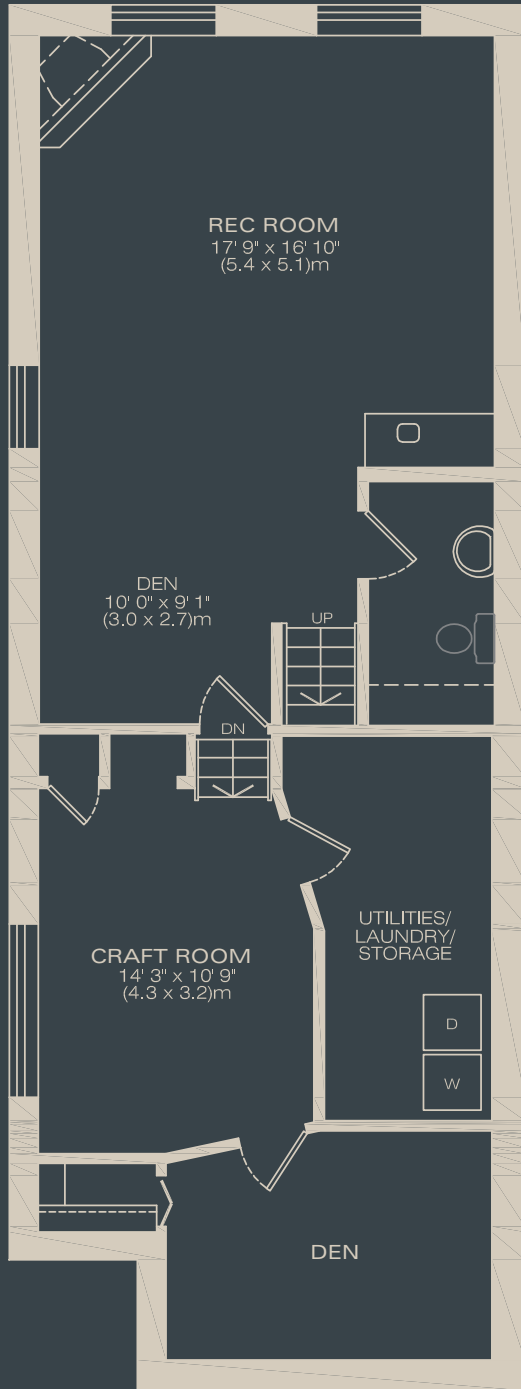
The poured concrete sidewalk leads to your fenced yard and rear garage.



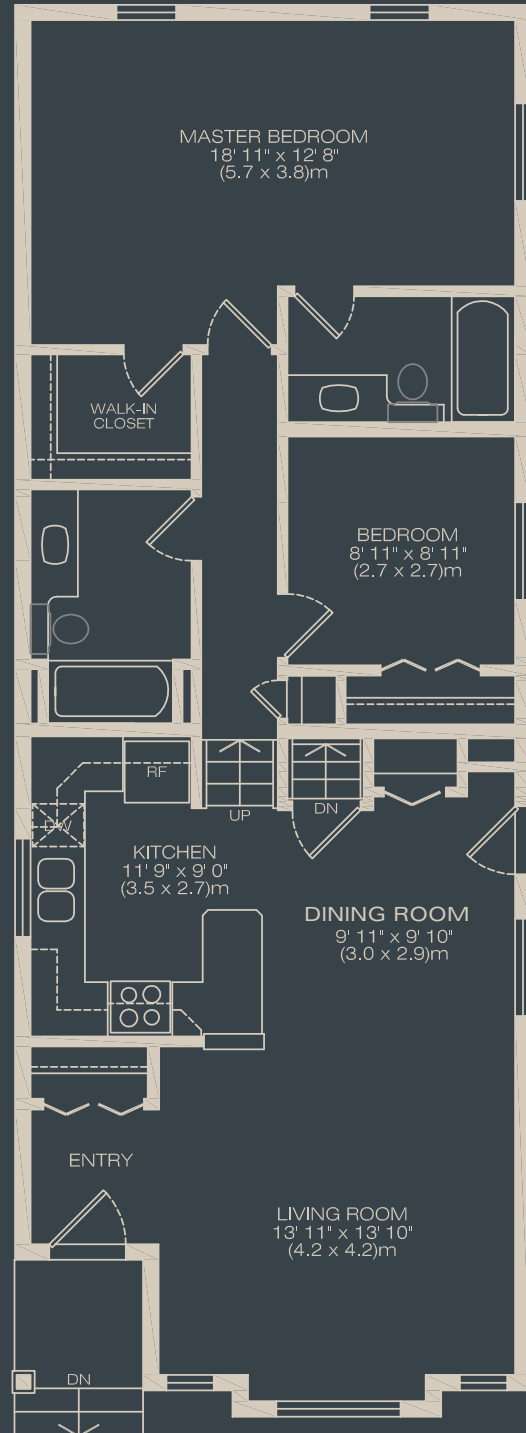
RE/MAX REALTY PROFESSIONALS

259-4141

www.CalgaryRealEstateSolutions.com



LOWER FLOOR/BASEMENT
 (Developed)
 746 SqFt
 69.3 m2



MAIN FLOOR
 1074 SqFt
 99.8 m2



94 Hidden Ranch Circle
 N.W. Calgary

MR. MEASURE FLOOR PLAN LTD.
 403-803-2231
 JCM8776
 07/22/09
 DIMENSIONS ARE ASSUMED TO BE ACCURATE TO THE
 NEAREST TENTH OF A FOOT.
 ALTHOUGH BELIEVED TO BE ACCURATE, MR. MEASURE
 IS NOT WARRANTED TO BE SO, AND SHOULD NOT BE
 USED FOR LEGAL PURPOSES. -PLANS NOT TO SCALE-

Address 94 Hidden Ranch Circle NW,
District Hidden Valley A518
Salesperson Ellyn Mendham & Tom Westcott
Phone 403 259 4141

Price \$327,900
Mortgage T.A.C.T.

Lot 37.7 X 107.9 Ext Fin Vinyl
 Landscap Yes Heating 1F-A
 Fenced Yes Flooring Carpet/Lino
 Style Back Split Home Size 1074 sf (99.8m2)
 Age 1996 Fireplace 1 - Gas

RPR / Year Ordered
Compliance / Yr
Zoning R-1A
Taxes 2008 \$1,648
L. I. Levy None Noted

Living Rm 13'11" x 13'10" Rec Rm 17'9" x 16'10"
 Dining Rm 9'11" x 9'10" Den 10' x 10'9"
 Kitchen 11'9" x 9' Laundry Down

Rooms 5/ 2
Possession 30 Days - Negotiable

Bathrooms 3 - Main 4 pce, Master Ensuite - 4 pce, Other - 2pce

Bedrooms 2 - Master (18'11" x 12'8"), 2nd - (8'11" x 8'11"

Basement Fully Developed - Rec Room, Crafts Room, Den

Garage Over-Sized Single Garage Detached

Included Refrigerator, Dishwasher, Electric Stove, Microwave / Hoodfan, Brita Water Filter (tap mounted), Alarm System Hardware, All Window Coverings, Washer & Dryer.

Remarks *Cute, cozy, comfortable - the ideal home for a first time buyer or empty nester. Light, bright, open plan back split offers a main floor with cathedral ceilings, carpeted living room, great kitchen with tons of cupboard and counter space, 4 appliances, and a spacious dining area. Upstairs you'll find a huge master bedroom with a 4 piece ensuite (including a jetted tub) and a walk-in closet plus 2nd bedroom and another 4 piece bath. The 3rd level features a rec room with a gas fireplace and a 2 piece powder room. Even the 4th level is finished with a craft room, den and laundry (washer & dryer stay!) and storage. Outside note the fully fenced yard, oversized single garage and gorgeous gardens.*

Owner S. Cooke **Appointments** Lister Leni CBS

Printed: July 24, 2009

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



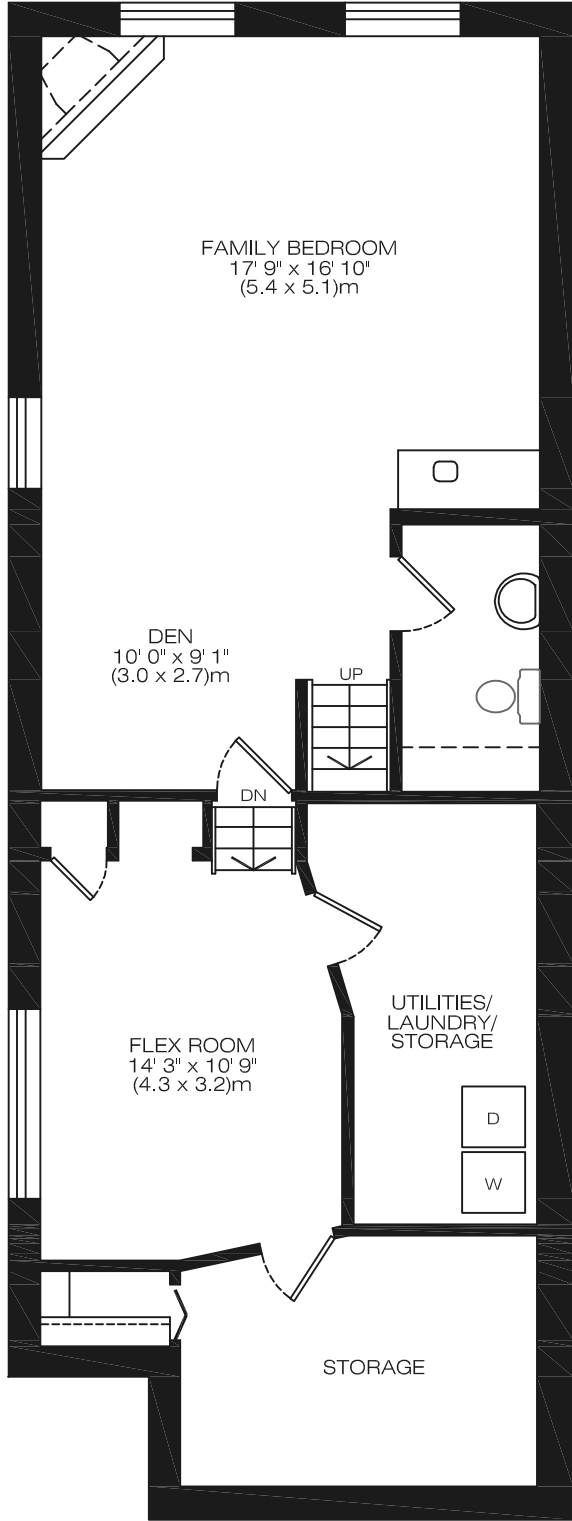
*Ellyn Mendham &
 Tom Westcott*
 realtors®



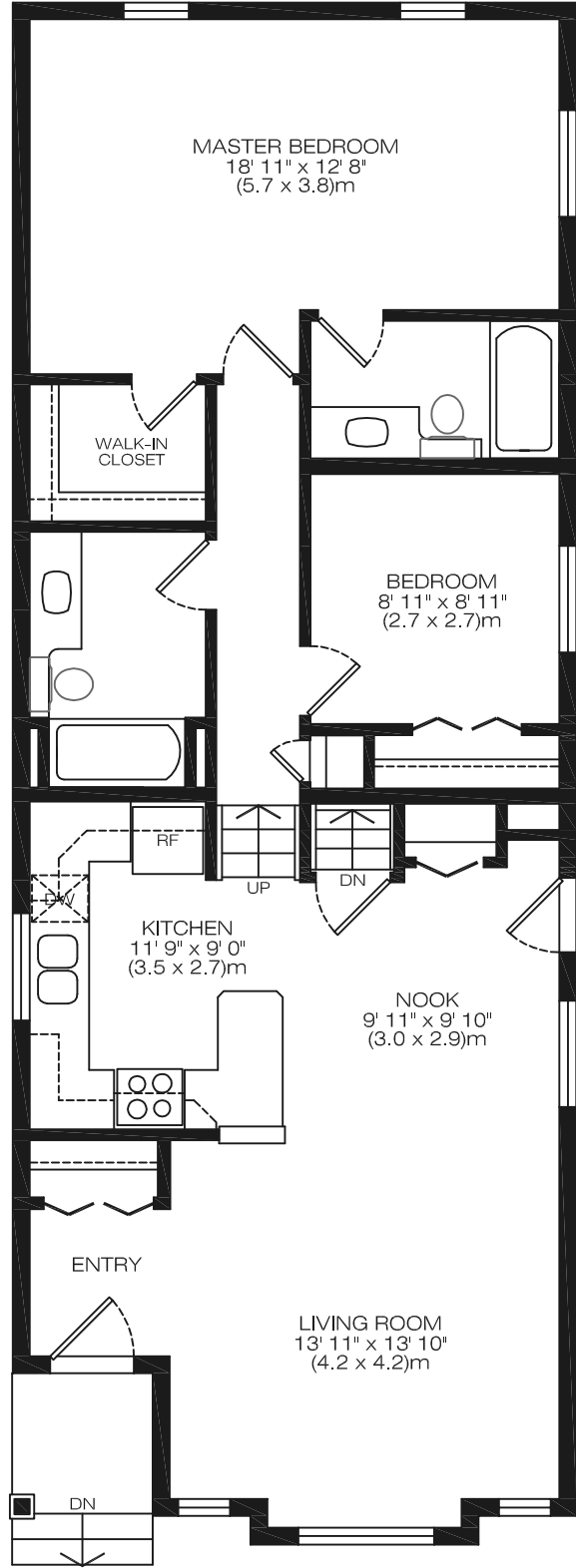
RE/MAX REALTY PROFESSIONALS

259-4141

www.CalgaryRealEstateSolutions.com



LOWER FLOOR/BASEMENT
 (Developed)
 746 SqFt
 69.3 m2



MAIN FLOOR
 1074 SqFt
 99.8 m2



94 Hidden Ranch Circle
 N.W. Calgary