



GRASSROOTS
REALTY GROUP

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423 Huntington Way NE
Calgary, Alberta

MLS # A2216844



\$678,800

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	976 sq.ft.	Age:	1973 (52 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Off Street, Single G		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Shingle Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

FULLY RENOVATED! ILLEGAL BASEMENT SUITE! 6 BEDROOMS 2.5 BATHROOMS! LUXURY UPGRADES! Welcome to this FULLY RENOVATED LUXURY HOME in the established community of Huntington Hills! This home has been FULLY RENOVATED FROM THE INSIDE AND OUT! The EXTERIOR is FRESHLY PAINTED BLACK AND WHITE to bring this home into the MODERN ERA! The home features LUXURY RENOVATIONS such as LUXURY VINLY PLANKS, TWO-TONE KITCHEN CABINETS (FROM THE FLOOR TO THE CEILING), STAINLESS STEEL APPLIANCES, ELECTRIC FIREPLACE WITH MANTLE AND MUCH MUCH MORE! The MAIN FLOOR greets you with GLASS RAILING ON THE STAIRS, a HUGE LIVING ROOM overlooking your FRONT YARD! The DINING ROOM leads you into the KITCHEN WITH BRAND NEW TWO-TONE CABINETS (FROM THE FLOOR TO THE CEILING) WITH STAINLESS STEEL APPLIANCES AND YOUR LAUNDRY AS WELL (CONVENIENTLY PLACED ON THE MAIN FLOOR) There are 3 HUGE BEDROOMS (ONE OF THE BEDROOMS IS THE MASTER BEDROOM WITH A 2 PIECE ENSUITE) there is also a 4PC BATHROOM on the MAIN FLOOR. Make your way to the BASEMENT to find a FOURTH BEDROOM for the MAIN FLOOR! The BASEMENT is SPLIT INTO TWO: There is the FOURTH BEDROOM for the MAIN FLOOR BEDROOM and a SOLID-CORE DOOR leading to your 2 BEDROOM ILLEGAL BASEMENT SUITE! The BASEMENT SUITE has an ADDITIONAL 4PC BATHROOM, ANOTHER TWO-TONE KITCHEN and a COMPLETELY SEPARATE SIDE ENTRANCE! You can use the FOURTH BEDROOM as a REC-ROOM/OFFICE or you can use that room as a THIRD BEDROOM FOR THE ILLEGAL BASEMENT SUITE! The HOME is situated on a 4000+ SQFT LOT giving you AMPLE

SPACE IN THE FRONT YARD AND THE BACK YARD PLUS this HOME is located on a QUIET STREET MAKING IT IDEAL FOR FAMILIES! Don't forget to check out the SINGLE CAR GARAGE IN THE REAR AND THE ADDITION PARKING SPACES WITH ACCESS FROM THE BACK ALLEY! This home also has BRAND NEW ELECTRICAL AND PLUMBIING THROUGHOUT THE ENTIRE HOME. NEAR TO SHOPPING CENTRES, MULTIPLE SCHOOLS AND ONLY 6 minutes to DEERFOOT CITY, 10 minutes to YYC AIRPORT!