



**GRASSROOTS**  
REALTY GROUP

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**24 Hunterhorn Crescent NE**  
**Calgary, Alberta**

**MLS # A2227789**



**\$535,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** none

Fully renovated (Carpet & Poly B FREE) and best value 4-level split 4 bedrooms home with a total of around 1,980 SF living space. Renovations / Updates include: NEW Pex lines, Water Tank, Appliances (Stove / Dishwasher / Hood Fan), windows & casing, kitchen cabinets / countertop / backsplash / undermount sink & plumbing fixtures, LVP (throughout) & baseboard, paint + light fixtures, tub + wall tiles, toilets, bathrooms' counters, & side deck / patio ... etc. (Capital Expenditure, incl. basement development, totals around \$ 100K) Bright, clean (ducts done) & move-in conditions &ndash; dwelling comparable to Bungalow / Bi-Level for semi-retired / empty-nest seniors. Featuring vaulted ceiling in Family / Kitchen & Dining Rooms; 2 bedrooms on Upper Floor & 2 in Basement (as developed per City Permit # BP2013-10856). Spare bedrooms can accommodate reunion of family members or roommates to subsidize mortgage & household expenses. Situated in a quiet street, with easy access to everywhere & close proximity to Daycare / playground / schools / transportation / shopping & all amenities. Tour to visualize the feeling &ndash; property could be talking to you & that's sweet home. Realtors: Please note Private Remarks & details in Listing Supplements / + 3D Virtual.