



**GRASSROOTS**  
REALTY GROUP

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**1011 Hunterston Place NW**  
**Calgary, Alberta**

**MLS # A2230694**



**\$659,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Solar Tube(s)		

**Inclusions:** n/A

This meticulously maintained home is fully move-in ready, with all major updates already complete: 50-year shingles, triple-pane windows, 2022 central A/C, high-efficiency furnace, R-50 insulation, and a radon mitigation system. Outside, enjoy a low-maintenance, no-mow mature perennial garden both front and back—featuring a soothing pond, edible landscaping (raspberries, haskaps, garlic, onions), and built-in cedar planters ready for your favourite veggies or herbs. A new west-side fence and eavestroughs are currently underway for added peace of mind. Inside, the bright kitchen is outfitted with stainless steel appliances, quartz countertops, and a versatile island with a floor-level vacuum port. Natural light fills the home thanks to oversized windows and a solar tube skylight. The main level offers three bedrooms (two with blackout roll shutters) and a full 4-piece bathroom. Downstairs, you’ll find a fourth bedroom with an egress window, a cozy family room with gas fireplace and mid-century teak shelving, a half bath, a workshop/flex room, and generous storage. Bosch laundry and a central vacuum system are also included. A detached oversized single garage with lane access rounds out this peaceful, energy-efficient property—a seamless blend of thoughtful updates, smart design, and natural beauty. This is a home you can truly settle into and love from day one.