



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**51 Hunterhorn Crescent NE**  
**Calgary, Alberta**

**MLS # A2238157**



**\$510,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Front Drive, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

Charming Walkout Bi-Level in Prime Location! Welcome to this beautifully maintained fully finished walkout bi-level, perfectly situated in close proximity to Deerfoot Mall, schools, public transit, Deerfoot Trail, and the airport &mdash; combining convenience with comfort! Step inside and be greeted by an abundance of natural sunlight throughout. The main level features a bright and spacious kitchen, a welcoming dining area, a cozy living room, a second bedroom, a full bathroom, and a generous primary bedroom complete with a large closet and a private 2-piece ensuite. Enjoy tranquil views of the lush green space from the primary bedroom and easy access to the deck, which has a stairway leading down to the beautifully treed backyard &mdash; perfect for relaxing or entertaining. The fully developed walkout basement offers excellent versatility with an additional bedroom, a full 4-piece bath, and a spacious living area . You&rsquo;ll also find a large laundry/storage room for all your organizational needs. Outside, the landscaped yard provides plenty of space to enjoy the outdoors, plus a gravel pad beside the driveway for convenient extra parking. If you&rsquo;re looking for a bright, spacious, move-in ready, affordable home in a fantastic location, this property truly has it all &mdash; come see for yourself, you&rsquo;ll love what you find!