



GRASSROOTS
REALTY GROUP

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

304 Huntbourne Hill NE
Calgary, Alberta

MLS # A2241095



\$749,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,277 sq.ft.	Age:	1970 (55 yrs old)
Beds:	7	Baths:	2 full / 2 half
Garage:	On Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: None

Welcome to Your Dream, designer Home this time in the Desirable Community of Huntington! Perfect investment property, live up and rent down, or rent both. Comes with 7 bedrooms, 4 washrooms, 2 laundry, 2 living, 2 kitchen, 2 dining, attached single garage along with ample street parking all around, nicely done front deck and beautiful landscaped corner lot, yes it really exist, come to see your self. The basement, with its own entrance and legal suite, is a true gem—perfect for multi-generational living or a high-end rental opportunity. The main floor showcases an expansive living room with an electric fireplace and a chef-inspired kitchen featuring quartz countertops with water fall island, custom cabinetry, stainless steel appliances, and striking gold accents with rare high end fixtures, and fittings. Four bedrooms, including a master with ensuite, 3 bedrooms with full 4 pc washroom and premium vinyl plank flooring, zebra blinds complete the level. Downstairs, the beautifully finished basement includes another spacious living area, electric fireplace, stunning kitchen with quartz island, three additional bedrooms (one with ensuite), and private laundry. Situated on a corner lot with a detached garage, landscaped backyard, and welcoming porch, this home combines style, comfort, and income potential. Close to all amenities— schedule your private viewing today! this is a rare opportunity to get a one time dream home, so don't miss and all the best for lucky family.....