



GRASSROOTS
REALTY GROUP

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**6920 Hunterbow Crescent NW
Calgary, Alberta**

MLS # A2244360



\$699,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,463 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Garage Heater, Cabinets and Shelves in Garage

Welcome to this well-loved and spacious bungalow located on a quiet street in the desirable community of Huntington Hills. This beautifully maintained home offers a thoughtful layout with a bright and inviting living room, formal dining area, and a large galley kitchen with an abundance of oak cabinetry. The main floor features three generous bedrooms and a 4-pce main bathroom. The large primary bedroom comes with its own 2-pce ensuite. One of the standout features is the huge family room/atrium addition, seamlessly connecting the home to the oversized garage—an ideal space for a main floor family room, large home office space, music studio, or a serene reading retreat. Walk downstairs and you will find a fully developed basement with a large family room with a wet bar, additional bonus room which could also double as a bedroom, and a flexible living space that can easily accommodate large home gym, a dance studio, or a yoga studio! Step outside to enjoy the cozy and comfortable patio and the beautifully landscaped and fully fenced front and backyard. The OVERSIZED double detached garage is a MECHANICS DREAM, measuring in at 25'x4' x 26'x7'. This incredible garage is insulated, drywalled, heated and also comes with its own 2-pce bathroom within! With a south-facing front yard, you will enjoy ample natural light all day long. Located just a short walk to schools, shopping, transit, and Nose Hill Park, this property offers the perfect blend of space, character, and convenience. This wonderful family home is waiting for you!