



GRASSROOTS
REALTY GROUP

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7419 Huntertown Crescent NW
Calgary, Alberta

MLS # A2255459



\$655,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,259 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, Wet Bar		

Inclusions: N/A

Discover the perfect blend of space and convenience in this stunningly updated 5-bedroom, 2.5-bathroom bungalow. Perfectly positioned on a peaceful cul-de-sac near Nose Hill Park, this home offers over 2,500 sq. ft. of thoughtfully designed living space on a generous, pie-shaped lot. Step inside to an open-concept main floor bathed in natural light, featuring brand new hardwood flooring and a brand new kitchen with maple cabinets, granite countertops, and stainless steel appliances. The main floor has been completely refreshed with most windows replaced and an updated private 2-piece ensuite in the primary bedroom. The fully developed basement offers incredible flexibility with a separate entrance, two large living areas, a wet bar, and a cozy fireplace, making it ideal for a multi-generational setup or a secondary suite (subject to city approval). Car enthusiasts and hobbyists will love the oversized, insulated double garage and the added convenience of a concrete RV parking pad with gated access. The large, sunny backyard provides a private retreat for outdoor activities. With its fantastic location close to top-rated schools, major routes, and downtown, this home is a must-see for anyone looking for a turnkey property with tons of potential.