



GRASSROOTS
REALTY GROUP

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7819 Hunterquay Way NW
Calgary, Alberta

MLS # A2265319



\$669,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,142 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full, Separate/Exterior Entry, Suite, Walk-Up To Grade
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Dishwasher, Dryer (x2), Electric Range (x2), Microwave Hood Fan, Range Hood, Refrigerator (x2), Washer (x2)

UPDATED HOME IN HUNTINGTON HILLS JUST STEPS FROM GREEN SPACE - UPDATES TO BASEMENT: NEW FLOORING, PAINT & LIGHTING - 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE - SEPARATE LAUNDRIES - OVERSIZED DOUBLE DETACHED GARAGE - LARGE LOT - Offering just under 2000 sqft of living space with 5 BEDS AND 3 FULL BATHS - Main floor offers a family room with feature wall and fireplace, UPDATED KITCHEN WITH STAINLESS STEEL APPLIANCES, dining, 2 FULL BATHS (ensuite included and the common bath is UPDATED) and 3 bedrooms!! HIGHLIGHT OF THIS HOME IS THE MASTER BEDROOM FEATURES A 3 PC ENSUITE (as opposed to the regular 2 pc ensuite). In addition to that, 2 bedrooms BOAST TRIPLE PANE WINDOWS! The ILLEGAL SUITE in the recently updated basement features its OWN SEPARATE ENTRANCE AND SEPARATE LAUNDRY!!! The illegal suite offers a spacious rec/living room with fireplace, kitchen, 2 bedrooms and FULL bath. This home is in an amazing location - easy access to the green space close by, schools, shopping and Nose Hill Park! AMAZING STARTER HOME / INVESTMENT PROPERTY - CALL YOUR FAVOURITE REALTOR FOR A VIEWING TODAY!