



**GRASSROOTS**  
REALTY GROUP

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

**7512 Hunterfield Road NW**  
**Calgary, Alberta**

**MLS # A2275257**



**\$700,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Dishwasher, MW hood fan, Fridge, Stove - in the basement kitchen

Fully Renovated\*\*\* Illegal Suite\*\*\* total 6 bedrooms!!! Do not miss this opportunity to own a fully renovated home offering a total of six bedrooms, situated on a large lot on a quiet street in a desirable neighbourhood close to shopping, schools, parks, the airport, and with quick access to downtown. The main level features a bright and welcoming living room with a bay window, a brand-new custom kitchen with ample cabinetry, a dining area, and a conveniently located laundry closet in the hallway. All three bedrooms are generously sized, with the primary bedroom easily accommodating a king-size bed along with space for a sitting or makeup area. The illegal basement suite has a separate exterior entrance and is thoughtfully designed with an open kitchen and dining area flowing into the family room. Three spacious bedrooms are located downstairs, including one with walk-in storage, along with a full bathroom and laundry set up in the mechanical room. Recent upgrades include newer windows, a hot water tank (2022), and a newer furnace; NEW vinyl plank flooring throughout the entire house, Interior paint, NEW Kitchens, NEW Bathroom, NEW trendy backsplash, NEW Light fixtures etc. This move-in-ready home offers excellent flexibility for extended family, guests, or investment potential, with plenty of room to grow.