



GRASSROOTS
REALTY GROUP

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744 Hunterston Crescent NW
Calgary, Alberta

MLS # A2276983



\$600,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Smoking Home, Separate Entrance, Storage		

Inclusions: 2 Sheds in Backyard

Welcome to this delightful bungalow, perfectly situated on an expansive 8,500 sq. ft. lot in the serene Huntington Hills neighborhood. This property boasts exceptional curb appeal, nestled on a quiet street and backing onto lush greenspace, offering a peaceful retreat from city life. Featuring 4 spacious bedrooms and 2 bathrooms, this well-maintained home provides ample space for families and guests. The fully developed basement with a separate entrance adds valuable flexibility, ideal for extended family, a home office, or additional living and storage space. Recent upgrades include a newer roof, high-efficiency furnace, modern hot water tank, and a brand-new double garage, providing excellent parking, storage, and everyday convenience. The generous lot still offers plenty of outdoor space while delivering the functionality today's buyers are looking for. Enjoy close proximity to Nose Hill Park, perfect for outdoor enthusiasts, along with easy access to Deerfoot Trail, making commuting and city travel effortless. With its prime location, thoughtful upgrades, and rare double garage on a lot of this size, this charming bungalow offers an exceptional blend of comfort, practicality, and natural beauty. Don't miss the opportunity to make this wonderful home yours.