



**304 Huntbourne Hill NE  
Calgary, Alberta**

**MLS # A2278014**



**\$749,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Beautiful, substantially renovated and remodeled bungalow in a superb Huntington Hills location. Original floor plan has been opened up providing spacious contemporary living spaces. 4 bedrooms up plus a new **LEGAL** 3-bedroom suite down. Luxury vinyl plank flooring stretches throughout the main and lower level. The oversized central island highlights the substantial kitchen. Ample amounts of crisp white cabinetry and beautiful quartz countertops. Classic subway tile backsplash. New stainless-steel appliances include a French door fridge. The adjacent open dining and living room areas are bright and spacious. Lovely primary suite features a 2-piece ensuite bath. New main bath contains a soaker tub/shower with tile surround, tiled floor and new white vanity. The lower legal suite offers a separate entrance and stress-free generational living or mortgage helper. The open plan is highlighted by a large white kitchen with loads of cabinet space and quartz countertops. Central island and stainless-steel appliances round out the kitchen. Large adjacent rec room/living room. 3 more generous bedrooms plus another new full bath complete the lower level. Updated landscaping included the removal of some intrusive trees, new deck, some new concrete walkways, new retaining wall, new sod and exterior paint and stucco. Interior updates included all new plumbing up and down, New electrical panel, new wiring down, most windows are new and window coverings, all new kitchens and baths, new plumbing hardware, new light fixtures, new interior doors, trim, baseboard and casing, new paint, new knockdown ceilings, new flooring. Quiet location backing onto a well treed greenspace. Minutes to all levels of schools, major road arteries, public transit & shopping. The total package!