



GRASSROOTS
REALTY GROUP

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

139 Huntford Green NE
Calgary, Alberta

MLS # A2280161



\$669,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,269 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Discover the perfect blend of contemporary design and everyday practicality in this stunning detached 3-level split home situated on a quiet cul-de-sac facing a green space. Meticulously updated and bathed in natural light, this residence offers an effortless flow designed for the modern family. Step into an expansive open-concept layout where spaces transition seamlessly. The heart of the home is the refreshed kitchen, featuring professionally painted cabinetry and newer appliances. Adjacent to the kitchen is a bright dinette and a large welcoming living room ideal for both quiet evenings and lively entertaining. Unique to this home is the oversized open mudroom, which thoughtfully incorporates a convenient laundry area. Retreat to the upper floor to your well appointed primary bedroom, two generously sized bedrooms and a renovated 5-piece bathroom, offering dual vanities and premium finishes. The lower level defies typical basement expectations with a massive recreation/family room that benefits from natural light through large windows. This level also features a private office/den—perfect for a quiet workspace or hobby room, and a full 3-piece bathroom. Enjoy Calgary’s sunshine in your South-facing backyard, a private sanctuary with mature trees for and a wrap-around deck. A double detached garage and an additional RV/Carport complete your home providing ample space for vehicles and extra storage. Situated in a vibrant community with easy access to a wealth of local amenities, schools, and parks. With a quick and convenient commute to downtown, you get the peace of a residential neighbourhood without sacrificing urban accessibility.