



GRASSROOTS
REALTY GROUP

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102 Huntham Place NE
Calgary, Alberta

MLS # A2280773



\$625,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,145 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: n/a

WELCOME TO YOUR NEW HOME! Situated on a quiet corner lot at the start of a cul-de-sac, this beautifully updated 4-bedroom, 3-bathroom BUNGALOW offers the perfect blend of functionality, style, and outdoor living — all in one of Calgary's most established communities. LOCATION, LOCATION, LOCATION! The main floor welcomes you with an open, airy layout that makes both daily living and hosting effortless. A cozy wood-burning fireplace anchors the living space, while the spacious kitchen is designed for connection, featuring an extended island with seating, ample prep space, and brand new appliances — ideal for everything from busy mornings to weekend get-togethers. The primary bedroom includes its own private 2-piece ensuite and generous closet space, while two additional main-floor bedrooms and a full bathroom provide plenty of room for family, guests, or a home office setup. Downstairs, the fully finished basement expands your living options with space for a rec room, home theatre, gym, or entertainment space. A built-in bar makes this level perfect for entertaining or relaxing after a long day. Out back, you'll find a true backyard retreat with a covered concrete patio and built-in brick grill or potential pizza oven — ready for summer BBQs, evening hangouts, and hosting friends year-round. Add in the double detached garage, fresh paint throughout, thoughtful upgrades from top to bottom, BRAND NEW HOT WATER TANK and this home is truly move-in ready. Located just steps from Calgary Transit, Beddington Mall, schools, parks, and pathways, this home offers unbeatable convenience without sacrificing community charm. And yes — you even get your very own "Grandmother Willow" tree for added character and shade. This is a home that's been designed to be lived in and

loved. Come see it for yourself — book your private showing today.