



GRASSROOTS
REALTY GROUP

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712 Hunterplain Hill NW
Calgary, Alberta

MLS # A2281398



\$549,800

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,102 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Irregular Lot		

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

Inclusions: shed, 2 mirrors (one in dining nook and one in hallway/living room, drapes in LR, cabinet and shelves in laundry room,

Welcome to this move-in ready family home, ideally situated on a very quiet street while still being close to all amenities, schools, parks, shopping, and more. The main floor welcomes you into a cozy yet spacious living room that flows seamlessly into the dining area, featuring a bay window and a perfect nook for a cabinet/hutch. The functional kitchen offers added cabinetry and extra counter space, a pantry with a built-in spice rack, a corner sink, and a lovely window overlooking the deck and backyard. A rear foyer off the kitchen provides convenient access to the yard, with coat hooks and space for shoe storage. A separate hallway coat closet keeps the front entry neat and clutter-free for guests. The spacious main-floor bathroom includes a window for plenty of natural light, and three bedrooms complete this level. The fully developed basement features a large family room with a play or office area and nice windows. A gas fireplace is set into a striking brick feature wall with ample display space for family photos. Two additional bedrooms—one generously sized—one a full bathroom with a window, under-the-stairs storage, and a laundry room complete the lower level. Park your vehicle in the double garage and enjoy the backyard, thoughtfully divided into private areas. Gardening tools and additional storage can be conveniently located under the deck. Excellent value for a five-bedroom home in a desirable location.