



**GRASSROOTS**  
REALTY GROUP

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**63 Huntmeadow Road NE  
Calgary, Alberta**

**MLS # A2284085**



**\$629,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Shed

You will be welcomed by the open concept complemented by the large windows allowing the warm morning sun to help start your day. Be confident knowing that you have made a great Investment. If you add the quiet Cul- de-sac location that ends with a toddler park. Exterior features a front porch, rear deck leading to a large patio ,fire pit this makes an ideal entertainment area. Double detached garage , shed, possibility for RV parking. Three Schools nearby, shopping, city transit all within walking distance.