



**248 Huntcroft Road NE  
Calgary, Alberta**

**MLS # A2284788**

**\$649,900**



<b>Division:</b>	Huntington Hills	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b> 1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2
<b>Garage:</b>	Oversized, Single Garage Detached	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Pie Shaped Lot	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		
<b>Inclusions:</b>	Shed		

Welcome to Huntington Hills to this well cared for bungalow that features over 2200 sq. ft. of living space on two finished levels. On a huge pie lot (6049 SF), on a beautiful street, this 1108 sq. ft. home welcomes you with an abundance of natural light flooding in. You enter into the separate living dining areas, then moving to the back of the house to the gleaming white kitchen over looking the yard, down the hall to the 3 bedrooms and the 4pc bathroom. There used to be a wood burning stove in the dining room, that is still vented, which is now in the garage and can be reinstalled. On the lower level there's a large rec room, wet bar, a bedroom, a 4 pc bathroom and the laundry/storage areas. The yard is fenced, faces North, features plenty of room for all your toys, has fenced parking for your RV, and has a single oversized garage. We're close to great schools, shopping and this home is available for a quick possession. Please call your favorite realtor to view.