



**GRASSROOTS**  
REALTY GROUP

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

**308 Hunterbrook Place NW**  
**Calgary, Alberta**

**MLS # A2285558**



**\$650,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sauna, See Remarks, Separate Entrance		

**Inclusions:** Refrigerator, electric stove, dishwasher, hoodfan, washer, dryer, all blinds, all curtain rods and hooks, garage door opener and control, refrigerator in basement

Stop scrolling. This is the detached home in NW Calgary you've been waiting for. Welcome to Huntington Hills &mdash; a mature, established community where the trees are tall, the streets are quiet, and you actually know your neighbours. Tucked into a peaceful cul-de-sac, this fully developed 4-bedroom, 2.5-bathroom home backs directly onto a greenspace and off leash dog park and is just a short walk to Nose Hill Park. Morning runs, evening dog walks, and weekend bike rides are all right outside your back gate. Step inside and you'll immediately notice that the main floor offers the open layout today's buyers want with the kitchen flowing seamlessly into the dining and living areas, making it easy to host friends, keep an eye on the kids, or simply enjoy the space. The kitchen's bay window overlooks the fully landscaped, flat backyard that is perfect for summer BBQs, backyard games, or letting the dog roam safely. On the main floor you'll find three generously sized bedrooms, including a comfortable primary retreat with walk in closet and 2 pc ensuite bath plus a 4pc main bathroom that makes busy mornings manageable. Downstairs? Fully developed with a fourth bedroom, a 3-piece bathroom, a wet bar for entertaining, and even your own private sauna. Yes, a sauna. This is the kind of bonus space first-time buyers dream about but rarely find. And then there's the rooftop deck. Massive, private, and built above the garage overlooking the greenspace. It's a showstopper. Host summer gatherings, catch the sunset, or enjoy your morning coffee above it all. The detached garage features upgraded electrical service capable of supporting a Stage 2 EV charger &mdash; a smart, future-ready upgrade that adds real value and convenience for today's buyers. Location matters and this one delivers.

You're walking distance to schools and playgrounds, minutes to shopping and daily amenities, a short drive to downtown Calgary, and quick access to the airport. Whether you commute, travel, or work from home, everything is within easy reach. Detached. Four bedrooms. 2.5 bathrooms. Greenspace backing. Cul-de-sac location. Rooftop deck. Sauna. Mature NW neighbourhood. What more could you want? Book your private showing today!