



GRASSROOTS
REALTY GROUP

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417 Huntington Way NE
Calgary, Alberta

MLS # A2287372



\$595,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.09 Acre		
Lot Feat:	Garden, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Soaking Tub, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Garage Shelving, Solar Panels

Welcome to this gem of a home. Located on a friendly and quiet street, this house is perfect for a couple or young family. The main floor features an open plan kitchen, dining area, and living room. The kitchen has been updated with full height white cabinetry and granite countertops and overlooks the lovely back yard. The main floor also features two large bedrooms, either of which can be your primary bedroom, and a third bedroom/den. The rear large bedroom has been extended with a sunroom which connects you to the outdoors no matter what the weather. The main bath has been updated with a soaker tub/shower, additional storage, and a granite topped vanity. The fully developed basement features a huge rec room, fourth bedroom, and updated 3-piece bathroom. There is also a generous utility/laundry room which provides extra storage. Both the front and back yards have been professionally landscaped and beautifully maintained. The back yard features a patio area with pergola, mature trees and shrubs, and a grassy area for pets and kids. There is also a newer double detached garage and solar panels on the south facing roof of the house. This house is move-in ready and will make a wonderful new home.