



**22 Hunterhorn Crescent NE
Calgary, Alberta**

MLS # A2289065



\$560,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,156 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: TV bracket in livingroom, shed

Welcome to this MOVE-IN READY, fully finished home offering the perfect blend of comfort, updates, and convenience. FULLY FINISHED and lovingly maintained over the years, this home is ready for your family to move in and make it your own. The BRIGHT & FUNCTIONAL main floor features beautiful hardwood in the living room & can fit the largest of sectionals. The kitchen is adorned with GRANITE counters and STAINLESS STEEL appliances, a convenient PANTRY and 2 pc bath. Upstairs you'll find three bedrooms and a 4 pc bath, including a KING-SIZED primary retreat. The FULLY DEVELOPED BASEMENT expands your living space with a versatile rec area and a convenient 3-piece bathroom — ideal for guests, teens, or a home office setup. Outside, the updates continue with brand NEW SIDING and a NEW BACK DECK (West facing backyard!) — the perfect spot for summer BBQs. The yard is FULLY FENCED for Fido, complete with garden boxes for those with a green thumb. The large DOUBLE GARAGE is INSULATED and roughed-in for heat, making it a fantastic workspace or winter-ready parking solution. The location is super convenient with all levels of schools nearby and everyday AMENITIES WITHIN WALKING DISTANCE — including shopping, transit, and the Thornhill Aquatic & Recreation Centre and library. An ideal opportunity for first-time buyers, young families or investors looking for a solid home in a connected community. All that's missing is you.