



**7644 Hunterburn Hill NW
Calgary, Alberta**

MLS # A2134370



\$699,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,836 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Sid		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Many Trees, Rectangular Lot		

Heating:	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sauna, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	downstairs fridge		

Experience the allure of urban nature within this sanctuary-like haven! Step into a realm where elegance seamlessly intertwines with natural beauty. The spacious living area greets you with its charming hardwood floors, offering a serene space to unwind. The meticulously designed kitchen boasts pristine Oak cabinets and two pantries. The built-in island offers more cabinetry covered with a granite countertop. The main floor provides a generously sized primary bedroom as well as a roomy second bedroom. The cohesive styling of the main floor extends to the 4piece main floor bath, ensuring a harmonious feel throughout. Off the kitchen there is a staircase inviting you to retreat to the cozy loft reminiscent of a rustic chalet, complete with wood shiplap, a wood burning fireplace, skylights and windows galore. From this vantage point, savor the breathtaking view of endless spruce trees and Nosehill Park. The dynamics ceilings infuse each room with character. As well, there is another expansive primary bedroom boasting a unique ensuite with a luxurious jacuzzi tub. The developed basement offers ample space for children to entertain friends, featuring a sizeable bedroom, a personal 4 pc bath and a sauna for ultimate relaxation. If all that isn't enough you can find solace on your secluded corner lot with multitiered deck surrounded by lush trees. The deck has gas piped in for a fire pit and the lower level is constructed for a hot tub, providing the perfect spot for relaxation. This is absolutely a "one of a kind" gem in the heart of Huntington Hill!