



**56 Huntwick Way NE
Calgary, Alberta**

MLS # A2143349



\$640,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,381 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar		

Inclusions: n/a

Welcome to your new home in the desirable community of Huntington Hills, where this beautiful bi-level offers comfort, space, and tranquility. Featuring a total of 3 bedrooms and 2 full bathrooms, this residence is perfect for families or those who love to entertain. Upon entering, you're greeted by a stunning wood wall. The living room has a wood burning fireplace, perfect for those cool Alberta nights and ideal for relaxation or gatherings. The kitchen has loads of counters and space for hosting large get togethers. Adjacent to the kitchen is a formal dining room, perfect for hosting dinners with family and friends. There is an addition that creates an open floor great room. The main level includes 2 spacious bedrooms, providing privacy and comfort, while the lower level boasts an additional bedroom, offering flexibility for guests or a home office and another wood burning fireplace. Both levels are serviced by full bathrooms, ensuring convenience and functionality. Outside, the property shines with its beautifully landscaped yard, showcasing meticulous gardening and a serene atmosphere. A standout feature is the low maintenance decking and double detached insulated garage, providing secure parking and additional storage space. Located in the heart of Huntington Hills, this home offers easy access to parks, schools, shopping, and dining options. Commuting is a breeze with nearby transit routes and quick access to major highways. Don't miss the opportunity to own this impressive home in one of Calgary's most sought-after neighborhoods. Schedule your private showing today and envision yourself living in this perfect blend of comfort and convenience.