



**7064 Huntford Hill NE**  
**Calgary, Alberta**

**MLS # A2152762**



**\$735,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Recessed Lighting, See Remarks, Storage, Track Lighting		

**Inclusions:** 2nd Fridge, 2nd Stove,

Looking for a family home in Huntington Hills, with the potential to have a mortgage helper with an illegal suite in the basement? Well this could be just the perfect home. The lovely bright living room greets you as you enter and the hardwood floors will surely impress. Adjacent to the Living room, the formal dining room lends itself to holiday or special occasion meals. The huge beautiful kitchen is perfect for creating those all important family meals, but with the plethora of cabinetry for storage and an ample amount of counter space, you can explore many culinary experiences to wow your family and friends. Down the hall, the 3 bedrooms are spacious with plenty of room for your furniture. The primary bedroom has the added convenience of a two piece ensuite. The main bathroom is accessible to the other two bedrooms as well the rest of the home. A private entrance will lead you down to the illegal suite. The living room boasts a beautiful brick-faced fireplace to keep you cozy on those cold, blustery winter nights. The eat in kitchen is updated with lovely cabinets and lots of space for preparing yummy meals. The extra sized bedroom could accommodate a king bed and furniture. There is a laundry room, 4 piece bathroom and storage room to complete this level. And outside&hellip;WOW what a huge patio to enjoy BBQ&rsquo;s during the summer. And still plenty of space for the kids to play on the grassy areas in this fully fenced 54ft wide yard. The oversized garage is insulated and heated, to keep your vehicles toasty warm when the cold snap comes. Plus there is still room to park your RV, if need be! This home is close to a library, swimming pool, Hunting Hills and Laycock Parks, a quick walk to Alex Munro Elementary School and both junior and senior high schools are about 1.5 kms away! Don&rsquo;t want to drive to work? The bus stop and new Centre Street C-Train

station are very close by. And all your shopping needs will be met just a quick jaunt across Centre Street. Come view this lovely property and quickly&hellip;it&rsquo;s not going to last long in this market!