



**171 Huntchester Crescent NE  
Calgary, Alberta**

**MLS # A2156405**



**\$625,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage		

**Inclusions:** shed, electric fireplace, basement fridge, electric stove, hood fan & microwave

Welcome to your family home in the highly sought-after neighbourhood of Huntington Hills! Step inside this well-kept bungalow and discover a bright and inviting freshly painted layout. The spacious living and dining areas, with newer laminate floors, are ideal for entertaining guests. The pristine white kitchen is a cook's delight with new tile floors and newer appliances, offering both functionality and charm. The main level features a good-sized primary bedroom complete with a 2-piece updated ensuite, plus two additional bedrooms and a well-appointed 4-piece bathroom—perfect for the entire family. Venture downstairs to find an illegal mother-in-law suite. This space includes a cozy family room with a gas fireplace, a fully equipped kitchen, one bedroom, an office, and a 3-piece bathroom—ideal for extended family or guests. Outside, entertain on the huge deck and enjoy the beautifully maintained yard with a recently painted fence. Park your boat or extra car in the covered carport, along with your oversized double detached garage. Situated in an amazing, quiet location, this home is just steps away from a park, schools, shopping, and public transit, with easy access to Deerfoot Trail, making it perfect for family living. Don't miss your chance to make this home yours! Book your tour today or explore our 3D virtual tour to experience all this home has to offer!