



**403 Huntington Way NE
Calgary, Alberta**

MLS # A2156644



\$629,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,063 sq.ft.	Age:	1972 (52 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Recessed Lighting, Storage		

Inclusions: Shed

Welcome to this beautifully renovated bilevel perfect for a growing family. With 5 bedrooms, 2 full baths, a private corner lot & a double detached garage (which is surely the envy of the neighbourhood), this home has it all. On the main, gleaming Brazilian Hardwood flooring leads through the spacious living room with large picture window. Entertaining is a breeze with the generous dining area perfectly framing your private yard with extended deck (2 gas hook ups) to enjoy all summer long. The spectacular kitchen offers sleek solid cabinetry (properly sprayed to update with a timeless look), a crisp tiled backsplash, stylish countertops, and stainless steel appliances incl. wine fridge, perfect for the home chef. Three generously sized bedrooms along with a gorgeous updated bathroom complete the upper level. The lower level is a cozy retreat, showcasing new vinyl flooring and a stunning wood-burning fireplace in the family room. Two additional bedrooms, a den/hobby room, an updated 4-piece bath, a large separate laundry room, and an extensive cold storage area complete the bright basement. Outside, enjoy the exceptional detached double garage, fully finished including radiant heating, epoxy floor, an exhaust fan, and 220V power making it the perfect garage and shop. Your low maintenance yard features a wonderful deck equipped with two gas hookups, ideal for entertaining, and the perfect amount of greenspace for your family and gardening. Other updates include: Central Air Conditioning, new paint, Furnace (2022/23), Hot Water Tank (2009) and Roof (2014). This home is absolutely move in ready! Here is your chance to be walking distance to schools, playgrounds, transit, and Beddington Trail. This Huntington Hills home has been well cared for and combines comfort and convenience. Call your favourite Realtor and book a showing

today!