



**304 Huntbourne Hill NE
Calgary, Alberta**

MLS # A2173851



\$799,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,277 sq.ft.	Age:	1970 (54 yrs old)
Beds:	7	Baths:	2 full / 2 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: None

Welcome to Your Dream Home in the Desirable Community of Huntington! Step into this exquisitely renovated designer residence, where elegance and sophistication await at every turn. Featuring a legal suite, this property is adorned with thoughtful details and luxurious finishes, all highlighted by a stunning white and gold theme. With a spacious layout that includes 7 bedrooms and 4 bathrooms, this home offers two inviting living areas, two fully equipped kitchens, and two convenient laundry spaces. The basement, complete with a separate entrance, is a rare gem that provides flexibility for multi-generational living or as a lucrative rental opportunity. As you enter, you'll be captivated by the main floor's expansive living room, complete with an electric fireplace. The high-end kitchen is a culinary masterpiece, featuring exquisite cabinetry, a pantry, and a magnificent island topped with luxurious quartz. The stainless steel appliances and gold accents elevate the space to a whole new level of elegance. The main floor also offers four well-appointed bedrooms, including a master bed with a private ensuite and a full bathroom, all enhanced by high-end vinyl plank flooring throughout. The basement features another generous living area with an electric fireplace and a stunning kitchen boasting its own impressive island and quartz countertops. Here, you'll find three additional bedrooms, including one with an ensuite bathroom, providing comfort and privacy. Nestled on a coveted corner lot, this home is complemented by a single detached garage, adding to its appeal and practicality. Step outside to enjoy a beautifully landscaped backyard, perfect for entertaining or relaxing, along with a spacious porch that enhances the outdoor living experience. Conveniently located near all amenities, this home truly combines luxury with practicality. Don't miss this unique

opportunity—schedule your private viewing today and experience the allure for yourself!