



**7403 Hunterhaven Place NW  
Calgary, Alberta**

**MLS # A2174492**



**\$757,700**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,436 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage,		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Low Maintenance Landscap		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters		

**Inclusions:** 2 Metal cabinets in garage, Safe in garage, 2 Garden sheds, Refrigerator in basement

**HUGE PRICE REDUCTION!!** Fabulous Fully Renovated GORGEOUS BUNGALOW 2,400 Square feet of living space in a quiet Cul-de-sac. GREAT Location just minutes from schools, shopping, recreation, 10 minutes to the Airport and 20 minutes Downtown. Recent upgrades include; Shingles, Soffits, Insulation, Hardy-board siding, Windows, High E furnace, Hot water tank, furnace, Central AC and Heated Finish garage. Walking in the front door you step into a Bright OPEN floor plan with Gleaming Hardwood floors, Gorgeous kitchen featuring Dark wood cabinets, Center island, Newer SS Appliances including an Induction Stove, Spacious dinning room with big Newer Windows. On the left of the entrance is an office nook, leading to a Huge Great room with multiple big windows and door leading to a Huge South facing deck with storage for summer furniture. The Primary suite has lots of closet space and a 2 piece ensuite, second bedroom on main is a good size, there is also a recently updated full bath. Tons of storage. The lower level has a separate entrance, 2 large bedrooms a huge rec-room and updated full bath. The electrical has been updated and includes charging station for electric car. The Very large backyard is fully fenced and is low maintenance with artificial turf, plus a second garden shed, and as a BONUS; RV Parking. Call your favorite Realtor today.