



GRASSROOTS
REALTY GROUP

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**7128 Hunterwood Road NW
Calgary, Alberta**

MLS # A2178196



\$774,999

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1967 (57 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Street Lighting, Slo		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement fridge		

****HUNTINGTON HILLS**RENOVATIONS DONE**JUST MOVE IN**ILLEGAL SUITE**** With quick access to Calgary's best amenities. Easy walk to parks, schools, Nose Hill Park, shopping, Transit, 20 min drive to the downtown core! It has great curb appeal, too. The interior has been modernized with many updated features - Please see the attached floor plan. This bungalow features over 2390 SF of living space with five bedrooms & expansive open kitchen/living room that overlooks the dining room. The Gourmet Kitchen offers upgraded newer stainless steel appliances, gas stove, custom white and blue cabinetry and doors, central island with pendant lights, tile backsplash, under mount granite sink & quartz countertops. The primary bedroom features a large closet and 3 peice ensuite, plus accompanied by two more spare bedrooms and a full bath. The illegal suite features luxury specifications that match the main floor, a side entry, two bedrooms, office nook area, a full bath, storage, and a large rec room. Other upgraded newer features: two electric fireplaces tile surround, white painted baseboards & door/trim casings, recessed lighting, plumbing & light fixtures, modern laminate + tile flooring, newer windows plus front and rear doors, front yard concrete walkway, shingles, and so much more! Check out the Oasis in the backyard with an oversized 24' x 18 double car garage with roof top wood deck, Call your friendly REALTOR(R) to book your viewing.