



GRASSROOTS
REALTY GROUP

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7736 Hunterburn Hill NW
Calgary, Alberta

MLS # A2212563



\$599,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,326 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Sloped		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Brick, Concrete

Foundation: Poured Concrete

Features: Natural Woodwork, See Remarks, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

This lovingly cared for home is ideal for anyone looking for affordable living without sacrificing location. Ideally located in the family-friendly community of Huntington Hills within walking distance to Nose Hill Park, an off-leash dog park, the very active community centre with pickleball, ice skating, roller skating, curling and more, numerous schools and several transit options. Just a 15 minute drive to downtown too! This outstanding community has it all, perfectly balancing functionality with recreation and giving you the best of both worlds! Then come home to a quiet sanctuary. This charming bungalow has a great layout with a spacious design and abundant natural light. The living room invites relaxation in front of the brick-encased, wood-burning fireplace while an oversized picture window streams in west-facing sunshine throughout the day. Clear sightlines into the dining room are perfect for entertaining. The kitchen is huge with a plethora of cabinets, a window overlooking the backyard to keep an eye on the kids and a breakfast nook to casually gather. Retreat at the end of the day to the primary bedroom complete with its own private ensuite, no need to stumble down the hall in the middle of the night! Both additional bedrooms are spacious and bright with easy access to the 4-piece main bathroom. A separate entrance leads to the unfinished basement providing an incredible opportunity for a future suite (with city approval), privacy for multi-generational living or simply adding more square footage for your family to enjoy. The 2-tiered backyard is phenomenal! The upper area is beautifully landscaped and extremely private while the lower area is grassy and flat, perfect for kids and pets to play. A double detached garage further adds to your comfort and convenience. Unsurpassably located within walking distance to everything! Groceries, shopping and

great restaurants are all within a 5-10 minute drive away including a huge Superstore and numerous amenities at Beddington Towne Centre and Deerfoot City. Truly an unsurpassable location for this well cared for home ready for you to make your own! Updated Roof, Furnace and Windows!