

## 35 Huntstrom Place NE Calgary, Alberta

**MLS # A2213954**



# \$499,900

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized, Parking Pad		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Recessed Lighting, Soaking Tub, Storage		

**Inclusions:** None

ALMOST  $\frac{1}{4}$  ACRE LOT CREATING A MASSIVE BACKYARD OASIS! QUIET CUL-DE-SAC | PIE LOT | 4 TOTAL BEDROOMS | OVERSIZED DOUBLE DETACHED GARAGE | FANTASTIC LOCATION WITHIN WALKING DISTANCE TO EVERYTHING! Calling all Handymen & Handywomen, your opportunity to flip or add sweat equity on this 4 bedroom bi-level on a massive almost  $\frac{1}{4}$  acre pie shaped lot within a quiet cul-de-sac! Outstandingly located in the family-friendly community of Huntington Hills within walking distance to West Nose Hill Park, an off-leash dog park, Huntstrom Field, numerous schools, shops, restaurants and several transit options. Just a 15 minute drive to downtown too! Beautiful cascading lighting graces the foyer welcoming you home. Bayed windows stream natural light into the inviting living room while updated recessed lighting illuminates the evenings. The kitchen is well laid out with a plethora of cabinet and counterspace and stainless steel appliances. Designer lighting adorns the adjacent dining room for a chic place to gather with family and guests. Patio sliders lead to the covered rear deck encouraging a seamless indoor/outdoor lifestyle. This level is also home to 3 spacious and bright bedrooms and a 4-piece bathroom. Convene in the huge rec room in the finished basement for media, games, work, fitness, play and more. A 4th bedroom and another full bathroom further add to the versatility of this lower level. The massive backyard is an outdoor lover's dream with endless space for casual barbeques and lazy weekends lounging on the deck or patio. Gather around the built-in firepit for long summer nights roasting marshmallows under the stars. Kids and pets will swoon over the seemingly infinite amount of grassy play space plus a paved parking pad enticing impromptu hockey and basketball games. An OVERSIZED double

detached garage safely keeps vehicles out of the elements. Unsurpassably located within walking distance to everything plus just a 3 minute drive to Deerfoot City. Truly an unsurpassable location for this well cared for home ready for you to make your own!