

7 Huntbourne Place NE
Calgary, Alberta

MLS # A2162988



\$649,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,268 sq.ft.	Age:	1973 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Triangular Lot, Cul-De-Sac, Front Yard, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks

Inclusions: One garage Remote.

This is the family home with absolutely everything for any growing family who want it all! The decor is mildly dated - but is so ready to embrace your personal touches to make it exactly how you wish after you take possession. This otherwise spotless clean family home is bursting with pride of ownership and has been impeccably maintained over the years. Once viewed you will see all of what this home has to offer....very generous 1268 sq ft above grade plus another 1176 sq ft down. Let me mention your potential future resale value and quality of life while you are living here...enjoy this massive pie shaped lot, with sunny east facing back yard, located on a very quiet button hook cul-de-sac and all facing a super quiet play park....this is what every buyer seeks to have! The home is in great shape and all general maintenance kept up very well over the years including but not limited to: 1990(ish) kitchen update, new dishwasher 2024, new hot water tank 2016, new Frigidaire Induction stove 2021, gas-line for the BBQ outside, vacuflor system and constant regular maintenance to the rest of the property. Great floorplan, four level split style with large living room with wood burning fireplace, semi-formal dining room and kitchen with bay window on the main. Upstairs offers three larger bedrooms, full 4pc washroom and the primary bedroom has a two-piece ensuite powder room and walk-in closet. Third level offers another large family room with very large windows, 4th bedroom and a three-piece bathroom. Fourth level has another large rec room, utility room, laundry and two more good size storage areas. So much space in this wonderful home. Need to mention the very private and amazing back yard and oversized double detached garage. This yard and garage are perfect for the large family wanting all their friends and family over often to really enjoy the space. Large and very

well-kept vegetable garden, spacious patio and so much room to roam. Oversized double garage has room enough for two large vehicles and all kinds of storage. Extra street parking in the quiet cul-de-sac out front as well. No neighbours across the road so your new view is the play park! This is an excellent location and walking distance to both public and Catholic schools. Close to shopping, transit, major traffic, bus routes and about ten minutes to the airport.. So close and handy to absolutely everything. Do not miss this superior property in a superior location! Please see the drone pictures, virtual tour and book your showing today!!