

1165 Hunterston Hill NW
Calgary, Alberta

MLS # A2164023



\$529,800

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|------------------|---|---------------|-------------------|
| Division: | Huntington Hills | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,158 sq.ft. | Age: | 1973 (51 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Pie Shaped Lot, Treed, Views | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Laminate, Parquet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Skylight(s) | | |

Inclusions: NONE

Back to Market! VIEW! VIEW! VIEW! This ready to move-in condition bungalow, with walk-out basement, is located in one of the best locations: close to Nose Hill park, bike paths, off leash areas, schools and all the shops & restaurants at the new Deerfoot City. In addition, the home has easy access to transit & is only 15 mins to downtown. Your new bungalow home has over 2200 sq ft of developed living space, 4 beds, 2 full baths & a fully developed walk-out basement. The main floor has beautiful hardwood floors, vaulted ceilings, and a few yrs old kitchen featuring quartz counter tops, fixtures/hardware, white subway tile & stainless steel appliances. The updates also include a few yrs old flooring, multiple a few yrs old windows, updated 3 piece bath on the main floor and an updated lower entertainment area. Fully finished basement offers a bed room, full bath, and a beautiful bar with wine fridge. Enjoy your morning coffee on the sunny east facing big deck(32' x 10') that was reinforced in 2013. In addition your homes comes with a newer roof (2013), furnace (2015), & updated electrical professionally done (2013). Quick possession day is available!