



GRASSROOTS
REALTY GROUP

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60 HUNTERHORN Crescent NE
Calgary, Alberta

MLS # A2300686



\$535,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	828 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Private, Street Lightin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Vinyl Windows, Wet Bar		

Inclusions: Hot tub, Electric fireplace (Basement), Barstools (Basement), Basement Refrigerator

Welcome to this one of a kind Bi-Level in Huntington Hills! This home has been professionally renovated in 2024 and completely transformed — including relocating the staircase entirely to open up the main floor and create a layout that lives like a brand new home. Every decision was thoughtfully made and it shows in every finish and detail throughout. Everything has been done at some point, nothing is original. Pride of ownership is clear when you walk through! Step inside and you'll immediately feel the difference. The main floor flows with purpose: a proper walk-in pantry off the kitchen, beautiful finishes throughout, new stainless steel appliances and a main floor bedroom that makes this home genuinely flexible — whether you're accommodating family, working from home, or planning for the future. NO POLY B plumbing anywhere in this home. Everything has been done, and done properly. Head downstairs and you'll find a fully developed lower level built for both function and enjoyment — two additional bedrooms, and a wet bar that makes this space ideal for entertaining, hosting, or simply having a place that's truly yours. Whether you're housing a growing family or creating a retreat for guests, the lower level delivers. Step outside the patio doors, and the deck leads to your own private oasis, with a hot tub and access to the detached double garage that is heated and finished with epoxy floors — a true extension of the home's overall quality. With alley access and room for vehicles, toys, or a proper workshop, this is the garage that you will want to spend time in. Set across from bike paths and connected to Calgary's citywide pathway system, with Nose Hill Park just a short distance away and Save-on-foods, Beddington Town Centre, Real Canadian Superstore, and Deerfoot City all within easy reach — Easy access to

Deerfoot Trail and Beddington trail this is a location that works.