



**304 Huntbourne Hill NE
Calgary, Alberta**

MLS # A2305371



\$729,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,309 sq.ft.	Age:	1970 (56 yrs old)
Beds:	7	Baths:	2 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscap		

Heating:	Floor Furnace	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Dishwasher x2, Electric Stove x2, Garage Control (s), Microwave Hood Fan x2, Refrigerator x2, Washer, Dryer

EXTENSIVELY RENOVATED, CORNER LOT! Welcome to this exceptional bungalow in the heart of Huntington Hills, offering modern style, incredible functionality, and outstanding income potential. The main floor has been thoughtfully redesigned with an OPEN-CONCEPT layout that creates bright, spacious living areas perfect for everyday living and entertaining. Featuring 4 BEDROOMS UPSTAIRS, this home is ideal for growing families or multi-generational living. The kitchen serves as the central hub of the home, featuring a large waterfall island, quartz countertops, subway tile backsplash, ample cabinetry, and stainless steel appliances, including a French door refrigerator. Luxury vinyl plank flooring flows throughout both levels, tying the entire home together with a clean, contemporary feel. The primary bedroom includes a private 2-PIECE ENSUITE, while the beautifully updated main bathroom features a tiled tub/shower surround, modern vanity, and stylish finishes. In the basement, you will find a 3 BEDROOM LEGAL SUITE with SEPARATE ENTRANCE, offering endless possibilities —whether as a mortgage helper, investment opportunity, or comfortable space for extended family. The lower level features its own open-concept kitchen with quartz counters, stainless steel appliances, central island, SPACIOUS LIVING AREA, 3 GENEROUSLY SIZED BEDROOMS bedrooms, and a full renovated bathroom. Extensive upgrades throughout the home include new plumbing, updated electrical panel and wiring, new kitchens and bathrooms, modern lighting, doors, trim, baseboards, paint, ceilings, flooring, and many new windows with updated coverings. A SINGLE DETACHED GARAGE adds convenience, extra storage, and secure parking. Outside, enjoy the refreshed landscaping with a new deck, concrete walkways, retaining

wall, sod, and exterior paint/stucco. Situated on a quiet street backing onto green space, this prime location is close to schools, shopping, transit, and major roadways. A rare turnkey opportunity offering style, space, and versatility.