



**1284 Hunterburn Crescent NW
Calgary, Alberta**

MLS # A2306889



\$668,900

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|------------------|--|---------------|-------------------|
| Division: | Huntington Hills | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,505 sq.ft. | Age: | 1971 (55 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cedar, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan | | |
| Inclusions: | Lower fridge | | |

Welcome to this spacious and well-maintained family bungalow offering over 1,500 sq ft above grade in the highly desirable community of Huntington Hills. Nestled on a quiet street just minutes from Nose Hill Park, schools, shopping, and transit, this home combines comfort, space, and exceptional convenience. Designed with family living in mind, the main floor features a bright and inviting living room with soaring vaulted ceilings and an abundance of natural light. The adjacent dining area is generously sized—perfect for entertaining or enjoying family meals. The kitchen is both functional and cheerful, offering ample workspace, a pass-through breakfast bar to the dining room, and a charming bay window overlooking the backyard. This level includes three spacious bedrooms, including a primary retreat complete with a private three-piece ensuite. A thoughtfully designed layout provides easy access to the main hallway through the laundry area, adding everyday convenience. The fully developed lower level expands your living space with two additional large bedrooms, a full bathroom, a comfortable family room, and plenty of storage. With a separate rear entrance already in place, the basement offers excellent potential for future suite development (subject to approvals). Step outside to enjoy the fully fenced backyard, featuring a large deck, green lawn, and dedicated garden space—ideal for relaxing, entertaining, or cultivating your own outdoor oasis. Additional highlights include a large double detached garage with a rare extra overhead door to the yard, plus an additional parking pad with alley access. The hot water tank was replaced in 2019 for added peace of mind. With easy access to major routes, transit, schools, shopping, and the airport, this home delivers outstanding value in a peaceful, family-friendly setting.