



**451 Huntbourne Hill NE
Calgary, Alberta**

MLS # A2307579



\$759,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,864 sq.ft.	Age:	1973 (53 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Attached, Off Street, Oversized, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Flag Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Stunning 8-Bedroom Bi-Level in Huntington Hills Experience the perfect blend of space, comfort, and convenience in this massive, fully finished bi-level home. Situated on a prominent corner lot in the quiet, established community of Huntington Hills, this property is designed for large families or those seeking an incredible investment opportunity. **Key Property Highlights:** **Exceptional Living Space:** This home boasts a total of 8 spacious bedrooms (4 on the main floor and 4 in the fully finished basement) and 4 full bathrooms, ensuring everyone has their own private retreat. **Recent Professional Upgrades:** Move in with peace of mind thanks to a brand-new kitchen, updated windows, and newer, modern bathrooms throughout the home. **Bright & Airy Atmosphere:** The southwest-facing orientation floods the interior with natural light. Enjoy the sunshine from the extra-large balcony, perfect for morning coffee or evening BBQs. **Prime Corner Lot:** The oversized lot provides plenty of outdoor space and ample parking for multiple vehicles or guests. **Unbeatable Location:** Located in a peaceful neighborhood just steps away from local schools, parks, and shopping. You are minutes away from the public library, fitness centers, and medical facilities, with many restaurants nearby to enjoy. With easy access to major transit routes, your commute to anywhere in the city is a breeze. Whether you are looking for a generous family home or a high-potential rental property, this Huntington Hills gem offers unparalleled value and versatility. Don't miss out on this rare find—schedule your private viewing today!