



**310 Huntham Place NE  
Calgary, Alberta**

**MLS # A2322466**



**\$699,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lev		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s)

**Inclusions:** Vacuum flow with all attachments, Stand up freezer, Built in wall unit in the basement.

10,500SQFT LOT!! ONE OF THE LARGEST R-CG LOT'S IN HUNTINGTON HILL!! with a double detached oversized garage and a RV Parking. This amazing property is Offered for the first time by the original owners!! This charming 1,670sq. ft of developed space bi-level home sits on a huge 10,500 Sq.ft pie shaped lot, in Huntington Hills!! This home futures total 3 bedrooms, and 2 bathrooms, ideally situated on a quiet street just steps from all amenities and all levels of Schools in one of Calgary's most established Communities. The main level showcases inviting open floor plan with 14ft Vaulted ceilings throughout. This home features, an Updated spacious kitchen with skylight, filling the space with natural light all day. Stainless steel newer appliance's, with a spacious nook/dining room, with access to the inviting sunroom, overlooking private beautifully treed backyard-perfect for relaxing or entertaining. The family room is grand with vaulted ceilings with plenty of room to entertain your family and friends with access to the convenient deck. 2 good sized bedrooms and a 4pc bath Completes the main floor. The fully developed basement offers excellent additional living space, including a spacious bedroom, and a 3pc bath. A Large family room, with huge, oversized windows throughout. Newer high efficient furnace, and a newer hot water tank. Plenty of storage space, and a spacious lower laundry room. Outside, you'll find an oversized detached insulated garage, with relaxing atrium, overlooking beautiful backyard. Plenty of space for RV parking or a boat. This home is truly one of a kind on one-of-a-kind pie shaped lot.