



GRASSROOTS
REALTY GROUP

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248 Huntcroft Road NE
Calgary, Alberta

MLS # A2327194



\$579,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,104 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Post & Beam, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Storage Shed

Beautiful and spacious bungalow with garage in Huntington Hills. 4 bedrooms in total, 2 full bathrooms. Very well maintained and extremely clean, ready to move in. Main floor features large living room with big bay window for brightness, gourmet kitchen with plenty of cabinet and counter top space, large formal dining room with vent for wood burning stove, big master bedroom, good size kids' bedrooms and main bathroom. Nicely finished basement with huge recreation room, wet bar, additional bedroom and full bathroom. A lot of upgrades in this lovely home like newer white cabinets in kitchen, newer flooring, some new windows, newer roof on the house (2022), new roof & siding on the garage (2026), new paint, big sunny backyard with RV parking and oversized single garage. Perfect location on quiet and safe street with walking distance to school, close to parks, shopping, transportation and recreation centre.