



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6832 Huntchester Road NE
Calgary, Alberta

MLS # A2329233



\$539,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,184 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Gentle Sloping, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Garden ornaments

Welcome to this charming Huntington Hills bungalow, offered on the market for the first time since 1977! This property has been lovingly maintained by its long term owner, this classic grandma's home radiates pride of ownership and boasts incredibly great bones. Offering 1184 above grade living space, this solid home features a total of 4 spacious bedrooms and 2.5 bathrooms, with a hot water tank and triple pane window upgrades done in 2013. The classic kitchen overlooks the backyard while the living room/dining room connects the rest of the home. The basement boasts a large family room, bedroom with a 3 piece ensuite and a dedicated work space that is ideal for DIY projects, crafting, or a home workshop. Step outside into a gardener's paradise, where the large front and back yards feature expansive garden areas complete with a functional greenhouse and a handy gardening shed to nurture your green thumb. A detached garage completes this fantastic property, offering secure parking and extra storage. Located in a highly desirable, established neighborhood close to schools, parks, and transit, this rare gem is ready for its next chapter. Bring your design ideas and make this beloved family classic your own today! Virtually Staged.