



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8031 Huntwick Hill NE
Calgary, Alberta

MLS # A2333425



\$730,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,181 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: 2 sheds, 2nd fridge in lower level.

Renovated bungalow on a quiet street, w/ large 54 ft frontage west facing lot, a short walk to tons of amenities & easy access to downtown Calgary. Upgrades/features include: A/C, landscaping, windows, furnace, knock down ceiling, lighting/fixtures/hardware/doors/baseboards, flooring, bathrooms, fascia, exterior, all new kitchen, open plan, separate entrance to basement with summer kitchen & so much more. Located in Calgary's Huntington Hills - easy access to Deerfoot, close to transit, walk to amenities and minutes to downtown & nose hill. Step inside to sun soaked open plan interior with both east and west exposure through the large new living room windows - ensuring sunlight all day long. Main floor boasts upscale feel with knock down ceiling, high end vinyl plank floor, added pot lights for comfort, feature wall, and an absolute stunning large kitchen. The open plan connects the dining, kitchen and living seamlessly. Kitchen features: Large eating island, quartz counters, SS appliances, cabinets to ceiling, sink w/ window overlooking yard, lots of cabinet space and more. To complete the main floor is 3 good size bedrooms, along with a full bathroom, and upper laundry. Bathroom upstairs feature: double vanity with quartz, tiled, bath/shower combo and toilet. Basement has separate entrance and offers a summer kitchenette, separate hook up for washer/dryer, soundproofing between levels, a very large entertainment space, electric fireplace with tile from floor-to-ceiling, feature walls, along with 2 bedrooms, one of which has cheater door to the spa like full bath that offers a large walk-in glass tiled shower, toilet, floating vanity. Backyard is landscaped with patio with pergola, fencing, and an oversized single detached garage. Close to schools, shopping, bus & all other amenities. With so much to offer, this makes a great

place to purchase. Book your viewing today before it's gone.