



GRASSROOTS
REALTY GROUP

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8035 Huntwick Crescent NE
Calgary, Alberta

MLS # A2338472



\$674,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: fridge, stove, built in dishwasher, microwave hood cover, washer, dryer, water softener, all window coverings, Ring security system with no contract, August front door lock, great room and master bedroom TVs with mounts, 2 garage door openers with 3 remotes, 1000 ltr water tote, building materials (OSB sheets, drywall sheets, insulation) in garage,

Welcome to this beautifully renovated 5-bedroom, 2-bathroom home offering over 1,900 sq. ft. of thoughtfully developed living space in the desirable community of Huntington Hills. Ideally situated on a quiet crescent, this extensively updated property combines modern style, functional living space, and exceptional outdoor amenities. The main level features a bright, open-concept layout with abundant natural light, large windows, and a partial downtown view. The spacious kitchen is the centerpiece of the home, showcasing a massive quartz island with wraparound seating—perfect for family gatherings and entertaining. The primary bedroom, two additional bedrooms, and a beautifully appointed 5-piece bathroom with double vanity complete the main floor. The fully developed lower level offers a generous family room with fireplace, two additional well-sized bedrooms, and a full bathroom, providing excellent flexibility for a growing family, guests, or a home office. Enjoy seamless indoor-outdoor living with access to the expansive wraparound rear deck from both the main living area and side patio door. The large backyard offers plenty of space for children and pets to play, while the impressive garage setup includes a heated 24' x 24' double garage plus an additional single garage—an exceptional feature for vehicles, hobbies, storage, or a workshop. Located close to schools, parks, shopping, the public library, fitness centres, medical services, restaurants, and major transit routes, and only a 10 minute drive to YYC, this home offers both convenience and accessibility. A rare opportunity to own a substantially updated home in a sought-after Huntington Hills location. Move-in ready and offering exceptional versatility, space, and value—this one is not to be missed!

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