



GRASSROOTS
REALTY GROUP

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67 Huntham Road NE
Calgary, Alberta

MLS # A2344774



\$598,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,078 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Storage Room Shelving, Custom Cabinet & Chesterfield in Downstairs Family Room, White Wardrobe in Laundry Area, Shelving in Garage, Assorted Yard Tools, Shop Vac, 2 Ladders, Craftsman Toolbox & Tools, Electric Mower, 2 Weed Trimmers, Hedge Trimmer, Gas Heater in Garage, 5 Ceiling Fans in House, Garden shed

METICULOUSLY MAINTAINED ONE OWNER HOME IN FAMILY FRIENDLY HUNTINGTON HILLS. The 1078 square foot bilevel located on an oversized, beautifully landscaped lot, offers an ample sized foyer, a combined living and dining room, a convenient U-shaped kitchen with eating area, three bedrooms, and a four-piece bath on main floor, boasting lovely hardwood and tile flooring, five ceiling fans, and an updated bathroom. The lower level features a large family / recreation room, spacious bedroom, a three-piece bath, and a convenient laundry area. The fenced back yard offers a large garden shed, privacy and a patio area for those beautiful summer days. The detached, oversized, heated garage is 24 feet by 24 feet, loaded with items that are included. There is also 9.5 feet by 23.5 feet paved parking pad for a third vehicle or perfect for your RV. The property has a corner back alley so very easy access. A wonderful special property. DO NOT OVER LOOK THIS PROPERTY!