



GRASSROOTS
REALTY GROUP

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1161 hunterston Hill NW
Calgary, Alberta

MLS # A2346992



\$725,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,104 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	none		

Welcome to 1161 Hunterston Hill NW. A fully renovated bungalow with developed basement, this home has gone through extensive work to bring out its full potential including new roof(2023), new furnace and central AC (2024),fence (2023) and solar panels on roof (2024). Large primary with walk in closet and 5 piece ensuite, 3 additional bedrooms and 2 additional bathrooms can accommodate even a large family. The open floor plan of main living room opens up the space into the kitchen and dining area, finished with a built in electric fireplace. Basement is complete with an additional 1000 sq ft of space equipped with dry bar, rec room with another electric fireplace. The star of the property is the backyard, you'll find a large deck with and extension that leads to the roof top patio that sits on the oversized double detached garage, truly a one of kind entertainment spot. Adjacent to the garage is an additional parking pad. Everything sits in the community of Huntington Hills, beside nose hill park and main streets like 14th ST and Centre Street, access is to shopping, schools and parks are within minutes. Come see this beautiful home and be ready to call it yours!