



THE
A-TEAM

**RE/MAX
FIRST**

7644 HUNTERBURN Hill, Calgary T2K 4S7

MLS®#: **A2134370** Area: **Huntington Hills** Listing Date: **06/14/24** List Price: **\$699,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **6,135 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,835**
 Low Sqft:
 Ttl Sqft: **1,835**

DOM

21
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Many Trees,Rectangular Lot**
 Park Feat: **Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Electric,Fireplace(s),Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **BBQ gas line,Lighting,Private Yard**

Construction: **Concrete,Stucco,Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood,Linoleum,Tile**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Sauna,Skylight(s),Vaulted Ceiling(s),Vinyl Windows**
 Utilities: **See Remarks**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------|---------------|-----------------------|---------------------------------|---------------|-----------------------|
| Kitchen | Main | 8`11" x 8`2" | Dining Room | Main | 10`9" x 8`9" |
| Living Room | Main | 15`11" x 13`2" | Loft | Second | 21`11" x 11`5" |
| Den | Second | 13`9" x 9`9" | Bedroom - Primary | Second | 23`1" x 11`5" |
| Bedroom | Main | 18`11" x 9`10" | Bedroom | Main | 11`9" x 10`11" |
| Bedroom | Lower | 20`1" x 9`5" | Kitchen With Eating Area | Lower | 14`2" x 10`4" |

| | | | | | |
|-----------------------------|---------------|------------------------|---------------------|--------------|-----------------------|
| Living Room | Lower | 15` 4" x 12` 8" | Laundry | Lower | 12` 4" x 6` 1" |
| Furnace/Utility Room | Lower | 10` 6" x 4` 7" | Sauna | Lower | 6` 8" x 4` 4" |
| 4pc Ensuite bath | Second | 11` 9" x 9` 8" | 4pc Bathroom | Main | 8` 2" x 4` 11" |
| 4pc Bathroom | Lower | 10` 11" x 8` 8" | | | |

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **7486JK**

Zoning:
R-C1

Remarks

Pub Rmks: **Experience the allure of urban nature within this sanctuary-like haven! Step into a realm where elegance seamlessly intertwines with natural beauty. The spacious living area greets you with its charming hardwood floors, offering a serene space to unwind. The meticulously designed kitchen boasts pristine Oak cabinets and two pantries. The built-in island offers more cabinetry covered with a granite countertop. The main floor provides a generously sized primary bedroom as well as a roomy second bedroom. The cohesive styling of the main floor extends to the 4piece main floor bath, ensuring a harmonious feel throughout. Off the kitchen there is a staircase inviting you to retreat to the cozy loft reminiscent of a rustic chalet, complete with wood shiplap, a wood burning fireplace, skylights and windows galore. From this vantage point, savor the breathtaking view of endless spruce trees and Nosehill Park. The dynamics ceilings infuse each room with character. As well, there is another expansive primary bedroom boasting a unique ensuite with a luxurious jacuzzi tub. The developed basement offers ample space for children to entertain friends, featuring a sizeable bedroom, a personal 4 pc bath and a sauna for ultimate relaxation. If all that isn't enough you can find solace on your secluded corner lot with multitiered deck surrounded by lush trees. The deck has gas piped in for a fire pit and the lower level is constructed for a hot tub, providing the perfect spot for relaxation. This is absolutely a "one of a kind" gem in the heart of Huntington Hill!**

Inclusions:
 Property Listed By: **downstairs fridge**
RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









