

109 HUNTERHORN Crescent, Calgary T3K 6H5

MLS®#: **A2147372** Area: **Huntington Hills** Listing Date: **07/05/24** List Price: **\$559,000**
 Status: **Pending** County: **Calgary** Change: **-\$6k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **5,866 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,120**
 Low Sqft:
 Ttl Sqft: **1,120**

DOM

73
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **3 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,City Lot,Lawn,Landscaped,Level,Street Lighting,Pie Shaped Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer**
 Int Feat: **Vaulted Ceiling(s),Vinyl Windows**
 Utilities: **Electricity Connected,Natural Gas Connected**

Room Information

Room	Level	Dimensions
Family Room	Basement	19`9" x 16`6"
Dining Room	Second	8`10" x 8`1"
Bedroom - Primary	Second	12`0" x 12`0"
Bedroom	Second	15`3" x 8`7"
Laundry	Basement	5`8" x 4`1"
3pc Bathroom	Basement	8`0" x 7`0"

Room	Level	Dimensions
Living Room	Main	17`0" x 15`4"
Kitchen	Second	12`0" x 10`8"
Bedroom	Second	9`4" x 8`7"
Bedroom	Basement	13`8" x 9`0"
Furnace/Utility Room	Basement	6`11" x 5`8"
4pc Bathroom	Second	8`7" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8911019

Zoning:
R-C2

Remarks

Pub Rmks: **Beautiful renovation total 4 good size bedrooms and two full bathrooms with attached garage house and fully finished basement, the new renovation include new paint, new flooring, doors , two bathrooms , lights, kitchen counter top and backsplash tiles. The new appliances include Hood fan, dishwasher, stove, washer and dryer. The windows in the main floor and upper level are in a good condition. The kitchen/dining area overlook a massive vaulted ceiling living room with beautiful hardwood railing and a cozy gas fire place. The side deck is huge, new paint railing and the pie-shaped yard is massive with new paint fences. This home is 1120 sq ft (RMS) plus 728 sq ft basement developed, total developed space is 1848 sq ft and its a good size house for a family. The property is close to schools , shopping and Deerfoot highway. It is vacated, easy to show and shows well.**

Inclusions: **none**
Property Listed By: **Century 21 Bravo Realty**

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







