



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7064 HUNTFORD Hill, Calgary T2K 3Z6**

MLS®#: **A2152762**      Area: **Huntington Hills**      Listing Date: **07/25/24**      List Price: **\$704,990**  
 Status: **Active**      County: **Calgary**      Change: **-\$30k, 03-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1970**      Abv Sqft: **1,241**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,049 sqft**      Ttl Sqft: **1,241**  
 Lot Shape:

DOM

**53**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **City Lot,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame,Wood Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Ceramic Tile,Hardwood,Laminate,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
 Int Feat: **Recessed Lighting,See Remarks,Storage,Track Lighting**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`3" x 4`0"	Living Room	Main	18`9" x 12`0"
Dining Room	Main	10`6" x 8`0"	Kitchen	Main	15`0" x 11`10"
Bedroom - Primary	Main	13`7" x 11`0"	2pc Ensuite bath	Main	4`9" x 4`6"
Bedroom	Main	11`5" x 9`0"	Bedroom	Main	10`4" x 9`0"
4pc Bathroom	Main	9`0" x 5`10"	Laundry	Main	4`9" x 3`2"
Family Room	Basement	18`0" x 16`10"	Kitchen With Eating Area	Basement	15`0" x 11`7"
Bedroom	Basement	15`9" x 10`9"	3pc Bathroom	Basement	9`1" x 4`8"

Furnace/Utility Room

Basement

5`9" x 5`6"

Laundry  
Legal/Tax/Financial

Basement

7`6" x 6`2"

Title:  
**Fee Simple**  
Legal Desc:

**6573JK**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**OPEN HOUSES AUGUST 10TH AND 11TH FROM 2 - 6!! Looking for a family home in Huntington Hills, with the potential to have a mortgage helper with an illegal suite in the basement? Well this could be just the perfect home. The lovely bright living room greets you as you enter and the hardwood floors will surely impress. Adjacent to the Living roo, the formal dining room lends itself to holiday or special occasion meals. The huge beautiful kitchen is perfect for creating those all important family meals, but with the plethora of cabinetry for storage and an ample amount of counter space, you can explore many culinary experiences to wow your family and friends. Down the hall, the 3 bedrooms are spacious with plenty of room for your furniture. The primary bedroom has the added convenience of a two piece ensuite. The main bathroom is accessible to the other two bedrooms as well the rest of the home. A private entrance will lead you down to the illegal suite. The living room boasts a beautiful brick-faced fireplace to keep you cozy on those cold, blustery winter nights. The eat in kitchen is updated with lovely cabinets and lots of space for preparing yummy meals. The extra sized bedroom could accommodate a king bed and furniture. There is a laundry room, 4 piece bathroom and storage room to complete this level. And outside...WOW what a huge patio to enjoy BBQ's during the summer. And still plenty of space for the kids to play on the grassy areas in this fully fenced 54ft wide yard. The oversized garage is insulated and heated, to keep your vehicles toasty warm when the cold snap comes. Plus there is still room to park your RV, if need be! This home is close to a library, swimming pool, Hunting Hills and Laycock Parks, a quick walk to Alex Munro Elementary School and both junior and senior high schools are about 1.5 kms away! Don't want to drive to work? The bus stop and new Centre Street C-Train station are very close by. And all your shopping needs will be met just a quick jaunt across Centre Street. Come view this lovely property and quickly...it's not going to last long in this market!**

Inclusions:  
Property Listed By:

**2nd Fridge, 2nd Stove,  
Real Estate Professionals Inc.**

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