



403 HUNTINGTON Way, Calgary T2K5A7

MLS® #: **A2156644** Area: **Huntington Hills** Listing Date: **08/09/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **4,940 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,063**
 Low Sqft:
 Ttl Sqft: **1,063**

DOM
41
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**
Parking
 Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Hardwood, Vinyl**
 Sewer: Ext Feat: **Private Yard, Rain Gutters** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Laminate Counters, No Smoking Home, Recessed Lighting, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Upper	10`6" x 5`1"	Bedroom	Upper	10`6" x 11`5"
Bedroom	Upper	8`9" x 11`5"	Dining Room	Upper	8`1" x 10`8"
Kitchen	Upper	13`0" x 10`6"	Living Room	Upper	18`1" x 15`1"
Bedroom - Primary	Upper	12`7" x 10`6"	4pc Bathroom	Lower	8`3" x 5`4"
Bedroom	Lower	8`1" x 12`1"	Bedroom	Lower	9`0" x 12`1"
Den	Lower	8`9" x 12`0"	Family Room	Lower	15`8" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

686LK

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this beautifully renovated bilevel perfect for a growing family. With 5 bedrooms, 2 full baths, a private corner lot & a double detached garage (which is surely the envy of the neighbourhood), this home has it all. On the main, gleaming Brazilian Hardwood flooring leads through the spacious living room with large picture window. Entertaining is a breeze with the generous dining area perfectly framing your private yard with extended deck (2 gas hook ups) to enjoy all summer long. The spectacular kitchen offers sleek solid cabinetry (properly sprayed to update with a timeless look), a crisp tiled backsplash, stylish countertops, and stainless steel appliances incl. wine fridge, perfect for the home chef. Three generously sized bedrooms along with a gorgeous updated bathroom complete the upper level. The lower level is a cozy retreat, showcasing new vinyl flooring and a stunning wood-burning fireplace in the family room. Two additional bedrooms, a den/hobby room, an updated 4-piece bath, a large separate laundry room, and an extensive cold storage area complete the bright basement. Outside, enjoy the exceptional detached double garage, fully finished including radiant heating, epoxy floor, an exhaust fan, and 220V power making it the perfect garage and shop. Your low maintenance yard features a wonderful deck equipped with two gas hookups, ideal for entertaining, and the perfect amount of greenspace for your family and gardening. Other updates include: Central Air Conditioning, new paint, Furnace (2022/23), Hot Water Tank (2009) and Roof (2014). This home is absolutely move in ready! Here is your chance to be walking distance to schools, playgrounds, transit, and Beddington Trail. This Huntington Hills home has been well cared for and combines comfort and convenience. Call your favourite Realtor and book a showing today!

Inclusions:
Property Listed By:

**Shed
RE/MAX Real Estate (Mountain View)**

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