

**744 HUNTERSTON Crescent, Calgary T2K 4N2**

MLS®#: **A2157119** Area: **Huntington Hills** Listing Date: **08/14/24** List Price: **\$600,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1969**  
Lot Information  
 Lot Sz Ar: **8,535 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,092**  
 Low Sqft:  
 Ttl Sqft: **1,092**

DOM  
**35**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Greenbelt,No Neighbours Behind**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Private Entrance,Private Yard**  
 Construction: **Brick,Metal Siding ,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Central Vacuum,Laminate Counters,No Smoking Home,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 10`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`3" x 13`7"</b>	<b>Living Room</b>	<b>Basement</b>	<b>18`10" x 12`5"</b>
<b>Laundry</b>	<b>Basement</b>	<b>22`6" x 11`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 11`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 10`5"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**6042JK**

Zoning:  
**R-C1**

Remarks

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Pub Rmks: **Welcome to this delightful bungalow, perfectly situated on an expansive 8,500 sq. ft. lot in the serene Huntington Hills neighborhood. This property boasts exceptional curb appeal, nestled on a quiet street and backing onto lush greenspace, providing a peaceful retreat from city life. Featuring 4 spacious bedrooms and 2 bathrooms, this well-maintained home offers ample room for families and guests. The fully developed basement, with a separate entrance, adds valuable extra space for various needs, whether for additional living areas or storage. Recent upgrades include a newer roof, a high-efficiency furnace, and a modern hot water tank, ensuring comfort and energy efficiency throughout the year. The generous lot also provides plenty of space for adding a double garage, enhancing both functionality and convenience. Enjoy proximity to Nose Hill Park, ideal for outdoor enthusiasts, and benefit from easy access to Deerfoot Trail, streamlining your commute and travel around the city. With its blend of comfort, functionality, and prime location, this bungalow offers a perfect mix of modern living and natural beauty. Don't miss the chance to make this charming property your new home!**

Inclusions: **2 Sheds in Backyard**  
Property Listed By: **Real Broker**

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