



THE
A-TEAM

**RE/MAX
FIRST**

7 HUNTBOURNE Place, Calgary T2K 5G9

MLS®#: **A2162988** Area: **Huntington Hills** Listing Date: **09/07/24** List Price: **\$649,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **7,201 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,268**
 Low Sqft:
 Ttl Sqft: **1,268**

DOM

11
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Triangular Lot,Cul-De-Sac,Front Yard,Landscaped,Level,Pie Shaped Lot,Private,Secluded,See Remarks**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Playground,Private Entrance,Private Yard**

Construction: **Aluminum Siding ,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`2" x 11`0"
Dining Room	Main	10`0" x 7`2"
4pc Bathroom	Second	8`7" x 7`4"
Bedroom	Second	14`5" x 8`7"
3pc Bathroom	Third	9`5" x 4`6"
Family Room	Third	19`4" x 18`7"
Game Room	Level 4	20`2" x 14`6"

Room	Level	Dimensions
Living Room	Main	20`8" x 16`3"
2pc Ensuite bath	Second	5`0" x 4`2"
Bedroom - Primary	Second	15`3" x 9`6"
Bedroom	Second	11`0" x 8`8"
Bedroom	Third	10`7" x 9`0"
Laundry	Level 4	13`3" x 12`10"
Storage	Level 4	7`10" x 7`1"

Storage Level 4 7`1" x 4`9" Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C1
Legal Desc: 1259LK

Remarks

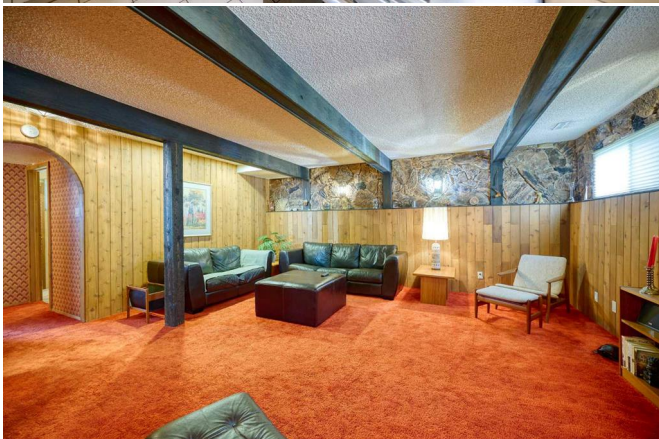
Pub Rmks: **This is the family home with absolutely everything for any growing family who want it all! The decor is mildly dated - but is so ready to embrace your personal touches to make it exactly how you wish after you take possession. This otherwise spotless clean family home is bursting with pride of ownership and has been impeccably maintained over the years. Once viewed you will see all of what this home has to offer....very generous 1268 sq ft above grade plus another 1176 sq ft down. Let me mention your potential future resale value and quality of life while you are living here...enjoy this massive pie shaped lot, with sunny east facing back yard, located on a very quiet button hook cul-de-sac and all facing a super quiet play park....this is what every buyer seeks to have! The home is in great shape and all general maintenance kept up very well over the years including but not limited to: 1990(ish) kitchen update, new dishwasher 2024, new hot water tank 2016, new Frigidaire Induction stove 2021, gas-line for the BBQ outside, vacuflo system and constant regular maintenance to the rest of the property. Great floorplan, four level split style with large living room with wood burning fireplace, semi-formal dining room and kitchen with bay window on the main. Upstairs offers three larger bedrooms, full 4pc washroom and the primary bedroom has a two-piece ensuite powder room and walk-in closet. Third level offers another large family room with very large windows, 4th bedroom and a three-piece bathroom. Fourth level has another large rec room, utility room. laundry and two more good size storage areas. So much space in this wonderful home. Need to mention the very private and amazing back yard and oversized double detached garage. This yard and garage are perfect for the large family wanting all their friends and family over often to really enjoy the space. Large and very well-kept vegetable garden, spacious patio and so much room to roam. Oversized double garage has room enough for two large vehicles and all kinds of storage. Extra street parking in the quiet cul-de-sac out front as well. No neighbours across the road so your new view is the play park! This is an excellent location and walking distance to both public and Catholic schools. Close to shopping, transit, major traffic, bus routes and about ten minutes to the airport.. So close and handy to absolutely everything. Do not miss this superior property in a superior location! Please see the drone pictures, virtual tour and book your showing today!!**

Inclusions:
Property Listed By: **One garage Remote.
Century 21 PowerRealty.ca**

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

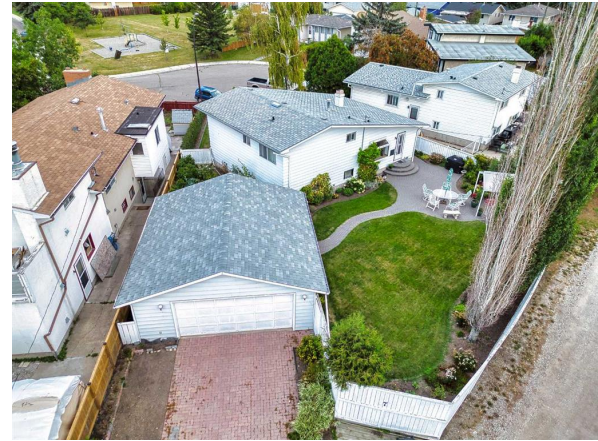












7 Huntbourne PI NE, Calgary, AB

Main Floor Exterior Area 655.79 sq ft
Interior Area 622.76 sq ft



0 3 6 ft

PREPARED: 2024/05/04

White regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

7 Huntbourne PI NE, Calgary, AB

2nd Floor Exterior Area 612.18 sq ft
Interior Area 564.09 sq ft



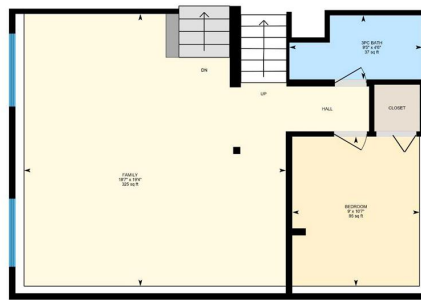
0 3 6 ft

PREPARED: 2024/05/04

White regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

7 Huntbourne PI NE, Calgary, AB

Basement 1 (Below Grade) Exterior Area 525.00 sq ft
Interior Area 524.17 sq ft



0 3 6 ft

PREPARED: 2024/05/04

White regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

7 Huntbourne PI NE, Calgary, AB

Basement 2 (Below Grade) Exterior Area 622.76 sq ft
Interior Area 574.14 sq ft



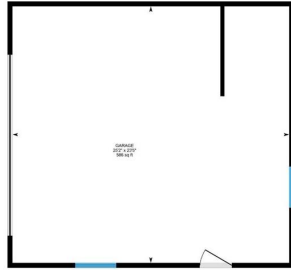
0 2 4 ft

PREPARED: 2024/05/04

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7 Huntbourne PI NE, Calgary, AB

Garage Excluded Area 589.29 sq ft



0 2 4 ft

PREPARED: 2004/06/04



While regions are excluded from total floor area in GMLDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.