



THE
A-TEAM

**RE/MAX
FIRST**

7035 HUNTERCREST Road, Calgary T2K 4J9

MLS®#: **A2163065** Area: **Huntington Hills** Listing Date: **09/05/24** List Price: **\$639,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1968**
Lot Information
 Lot Sz Ar: **6,070 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,356**
 Low Sqft:
 Ttl Sqft: **1,356**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Corner Lot,Front Yard,Rectangular Lot,Sloped**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Metal Siding ,Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood,Linoleum,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Storage,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 24`8"	Kitchen	Main	15`11" x 12`11"
Dining Room	Main	8`11" x 9`3"	Bedroom - Primary	Main	18`10" x 11`11"
Bedroom	Main	15`0" x 16`2"	4pc Bathroom	Main	9`0" x 7`7"
Game Room	Basement	17`11" x 29`9"	Office	Basement	11`10" x 10`1"
Den	Basement	15`0" x 10`8"	3pc Bathroom	Basement	7`4" x 4`7"
Storage	Basement	13`1" x 8`10"	Furnace/Utility Room	Basement	15`2" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5352JK

Zoning:
R-C1

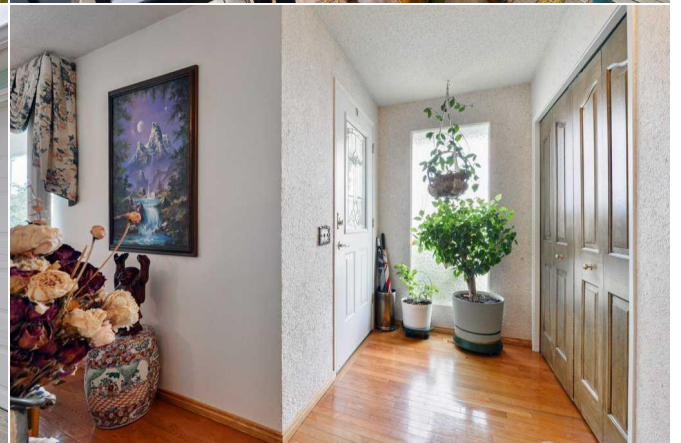
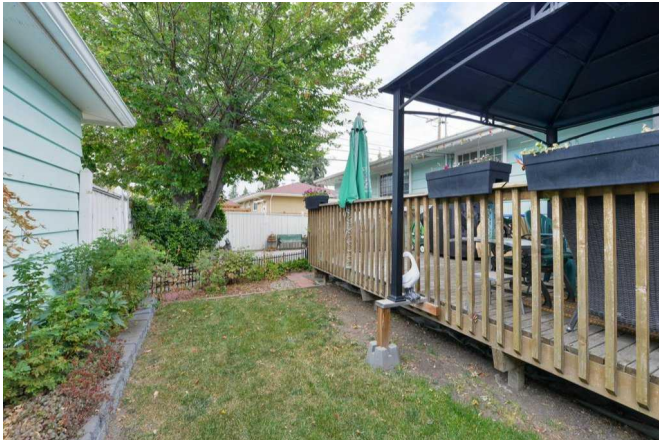
Remarks

Pub Rmks: **** OPEN HOUSE THIS SATURDAY SEP 14 FROM 2 TO 4 PM. ** Welcome to this spacious and inviting bungalow with over 2400 Sq., Ft. of living space nestled in the desirable community of Huntington Hills. This beautiful home boasts a generous layout with 2 bedrooms and 2 bathrooms, ensuring comfort and convenience for all. The main floor has a spacious living room looking on to the green space, formal dining room, spacious kitchen with eating area, 4 pc bath with 2 large bedrooms. The primary bedroom opens up to the deck .The property features a side entry to the fully finished basement with a huge recreation room, 3 pc bath, storage room, spacious utility room and complete with an office and den that can easily be transformed into 2 additional bedrooms with the installation of legal egress windows. Enjoy the peace of mind of recent updates, including a new instant hot water tank and furnace installed in 2017. A double detached garage provides plenty of room for vehicles and storage, while the greenhouse in the backyard is perfect for gardening enthusiasts. Take in the great views from this charming home, offering a perfect blend of comfort and potential. Close to Superstore, Schools, Transportation, Playgrounds, Deerfoot Trail and Parks. Don't miss the opportunity to make this house your new home!**

Inclusions: **Green House, Shed, Storage Bin, Gazebo**
Property Listed By: **RE/MAX Realty Professionals**

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













7035 Huntercrest Rd NW, Calgary, AB

Main Floor Exterior Area 1336.04 sq ft
Interior Area 1202.37 sq ft



PREPARED: 2024/09/05

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

7035 Huntercrest Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 1000.27 sq ft
Interior Area 588.06 sq ft
Excluded Area 237.53 sq ft

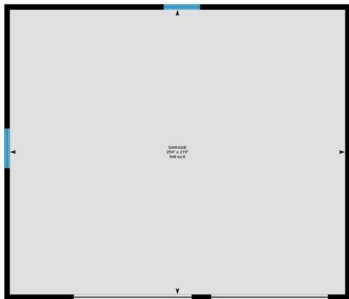


PREPARED: 2024/09/05

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Detached Garage Exterior Area 585.87 sq ft
Interior Area 545.29 sq ft



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