



THE
A-TEAM

**RE/MAX
FIRST**

347 HUNTBOURNE Way, Calgary T2K 3Y3

MLS®#: **A2163227**

Area: **Huntington Hills**

Listing Date: **09/08/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar: **6,479 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,182**
Low Sqft:
Ttl Sqft: **1,182**

DOM

11
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`3" x 12`0"
Dining Room	Main	8`0" x 6`8"
Bedroom - Primary	Main	13`9" x 10`3"
Bedroom	Main	10`11" x 8`11"
Family Room	Basement	24`0" x 12`8"
4pc Bathroom	Basement	

Room	Level	Dimensions
Kitchen	Main	14`11" x 12`6"
Foyer	Main	9`5" x 4`5"
Bedroom	Main	10`0" x 9`0"
Den	Basement	12`5" x 8`0"
4pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6573JK

Zoning:
R-CG

Remarks

Pub Rmks: **Come and see this charming 3-bedroom in Main Floor bungalow in Huntington Hills just rezoning R-CG! Located on large corner lot on a picturesque, quiet street. Upon entry you'll notice the large amount of natural light on the main floor with a semi-open concept. Enjoy cooking in the spacious newer kitchen with stainless steel appliances and plenty of cabinet space. 3 good-sized bedrooms and a 4-piece bathroom with new tub complete the main floor. The finished basement includes a family room, a 4-piece bathroom, laundry, and a sizeable bonus room with tasteful fireplace. Upgrades include newer roof (including brand new garage roof and brand new eaves), newer windows, hot water tank, and furnace. Also update kitchen, floors, fence in 2018 and new bathtub and tiles. With a south facing backyard, and close to Nose Hill, public transport, schools, and multiple amenities. Easy access Deerfoot Trail, Stony Trail! This is a great home for any family and great opportunity for the investor and builders!**

Inclusions: **NONE**
Property Listed By: **eXp Realty**

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







