



THE
A-TEAM

**RE/MAX
FIRST**

76 HUNTMEADOW Road, Calgary T2K 5H1

MLS®#: **A2169016**

Area: **Huntington Hills**

Listing Date: **09/26/24**

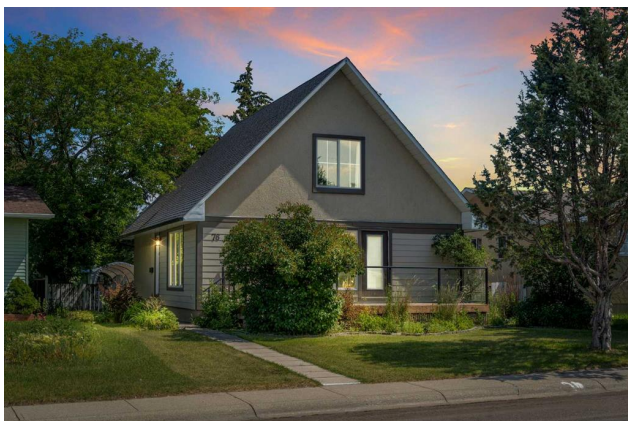
List Price: **\$599,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Lot Information

Lot Sz Ar: **5,112 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,581**
Low Sqft:
Ttl Sqft: **1,581**

DOM

86
Layout
Beds: **5 (4 1)**
Baths: **3.0 (3 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`7" x 7`11"
Bedroom	Main	10`10" x 11`4"
Kitchen	Main	9`5" x 14`4"
4pc Bathroom	Second	7`2" x 7`9"
Bedroom - Primary	Second	11`3" x 16`8"
Bedroom	Basement	12`4" x 11`0"

Room	Level	Dimensions
Bedroom	Main	9`0" x 11`4"
Dining Room	Main	9`5" x 5`11"
Living Room	Main	18`0" x 16`9"
Bedroom	Second	11`3" x 13`9"
3pc Bathroom	Basement	5`3" x 7`3"
Kitchen	Basement	7`7" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1259LK

Remarks

Pub Rmks:

RECENTLY RENOVATED | OPEN FLOOR PLAN | GRANITE COUNTER | NEW FLOORING | NEW CARPET | NEW WINDOWS | NEW HARDY BOARD SIDING | NEW WINDOWS | NEW FRONT DECK WITH GLASS RAILING | NEW FURNACE | NEWLY FINISHED BASEMENT | Welcome to 76 Huntmeadow Road NE, a delightful residence nestled in a peaceful neighborhood of Calgary. This charming home offers a perfect blend of comfort, style, and convenience, making it an ideal choice for families looking to settle in a serene yet accessible location. Boasting 2,500 square feet of living space, this home provides ample room for your family to grow and thrive. The open floor plan seamlessly connects the living, dining, and kitchen areas, creating a warm and inviting atmosphere. The updated kitchen is a chef's dream, featuring sleek countertops, stainless steel appliances, and plenty of storage space. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen is sure to impress. This amazing home offers 5 bedrooms and 3 bathrooms. On the main floor and first floors, there are 4 bedrooms full of natural light. Imagine cozy mornings in sunlit bedrooms with a view of the nearby green spaces. In the basement there is another good-sized bedroom and washroom with a standing shower, offering comfort and privacy, a kitchen, huge recreation room for your family's gathering. The newly finished basement with a huge living room, a bedroom, a full bath and a kitchenette. The home includes a spacious backyard, perfect for kids to play and for entertaining guests during summer barbecues. A well-maintained lawn and garden area add to the appeal of outdoor living. Situated in NE Calgary, this home offers easy access to schools, parks, shopping centers, and major transportation routes. Nearby Schools: St. Hubert Elementary, Alex Munro School, St. Helena School, Sir John A MacDonald School, and John G Diefenbaker High School are all within reach. Whether you're commuting to downtown or exploring the nearby amenities, everything you need is just a short drive away. Don't miss out on the opportunity to make this beautiful house your new HOME.

Inclusions:
Property Listed By:

**All appliances, 2 Shed back yard, carport cover back yard
CIR Realty**

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











76 Huntmeadow Rd NE, Calgary, AB

Main Floor: Exterior Area 1005.27 sq ft
Interior Area 138.02 sq ft



0 3 6 ft PREPARED: 20/06/21

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

76 Huntmeadow Rd NE, Calgary, AB

1st Floor Exterior Area 575.87 sq ft
Interior Area 515.90 sq ft



PREPARED: 20240117



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

76 Huntmeadow Rd NE, Calgary, AB

Basement (Below Grade) Exterior Area 519.87 sq ft
Interior Area 453.39 sq ft



PREPARED: 20240117



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