



THE
A-TEAM

**RE/MAX
FIRST**

1272 HUNTERBURN Crescent, Calgary T2K 4T2

MLS®#: **A2170194** Area: **Huntington Hills** Listing Date: **10/04/24** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1971**
Lot Information
 Lot Sz Ar: **6,006 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached,Insulated,See Remarks**

DOM

78
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Lighting**
 Construction: **Aluminum Siding ,Brick,Composite Siding,Concrete,Mixed,See Remarks,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,See Remarks,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main		4pc Bathroom	Main	
4pc Bathroom	Suite		Bedroom - Primary	Main	12`3" x 10`7"
Bedroom	Main	9`10" x 8`11"	Bedroom	Main	8`11" x 8`10"
Bedroom	Lower	13`1" x 8`0"	Bedroom	Lower	13`4" x 7`8"
Living Room	Main	15`1" x 10`4"	Dining Room	Main	9`4" x 7`9"

Kitchen
Dining Room
Laundry

Main 10`1" x 9`6"
Suite 10`5" x 8`2"
Main 3`2" x 3`0"

Living Room
Kitchen
Laundry
Legal/Tax/Financial

Suite 20`8" x 11`5"
Suite 10`4" x 9`6"
Suite 7`11" x 5`2"

Title:
Fee Simple
Legal Desc: 7486JK

Zoning:
R-CG

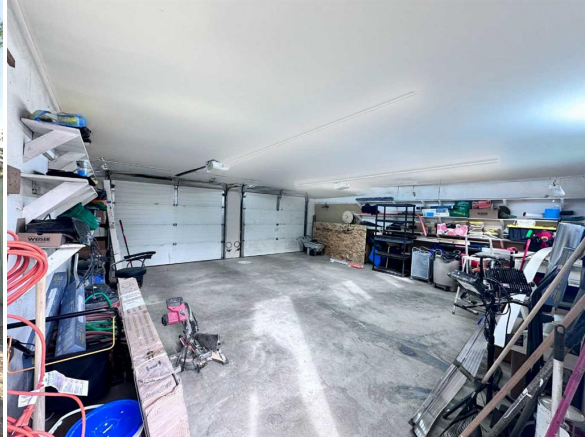
Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!*** ****LEGAL BASEMENT SUITE**** Now, this is a must-see! This impressive renovation gives all the comparable renovated homes in the area something to aspire to! Presenting this family-friendly 5-bed bungalow in Huntington Hills on one of the best streets in the area, ½ a block from Nose Hill Park! This almost 2,000 total sq ft home offers the entire main & lower floors remodelled with brand new extensive custom landscaping w/ a raised wooden deck, 2x freshly poured concrete patios, PLENTY OF YARD SPACE, and a detached, drywalled, and insulated double garage. Updates to the home include new roof shingles, a transformed exterior, triple-pane windows throughout, including new oversized egress windows in the basement, LVP flooring throughout the entire home, new electrical, a new TRANE high-efficiency furnace & an oversized 50-gallon "Bradford White" water tank, new stainless steel appliances both up and down, gourmet kitchen w/ quartz countertops throughout, & so much more! The open-concept kitchen features custom shaker-style cabinetry and a glass tile backsplash. The brand-new stainless-steel appliance package includes a French door fridge/freezer & an LG GAS SMART RANGE. The large peninsula island hosts the oversized granite under-mounted sink, more storage, & has room for bar seating. A dedicated dining area w/ a panelled feature wall has plenty of room for a 6-person table and offers direct access to the rear deck. The main floor living boasts an electric fireplace w/ a custom millwork surround, & the entire main floor features pot lighting & modern light fixtures. Completing this level is the primary bedroom w/ 3pc ensuite w/ fully-tiled stand-up shower w/ glass enclosure. All bathrooms feature built-in niches for extra storage for bottles. 2 additional bedrooms, the main 4pc bath w/ fully-tiled tub shower/combo & tiled flooring, a spacious entryway w/ custom coat closet, and a laundry closet w/ brand new LG WashTower washer/dryer combo. Downstairs, the entire basement has been remodelled right down to the studs. Boasting a fully equipped kitchenette w/ brand-new stainless-steel appliances, a spacious dining/living room w/ a WOOD-BURNING FIREPLACE, 2 additional bedrooms, another 4pc bath w/ fully-tiled tub shower/combo & in-floor heated & tiled flooring, and a dedicated laundry area w/ side-by-side washer/dryer. The basement walls have been fully updated w/ spray foam insulation, new drywall, sound channels, and additional insulation for enhanced soundproofing and energy efficiency. Huntington Hills is an established, affordable neighbourhood perfect for raising kids. Recreation options are plentiful w/ Nose Hill Park, Confluence Park, the Huntington Hills Community Association, and Thornhill Aquatic Centre blocks away. Convenient shopping includes local strip malls, and Deerfoot City is only a 5-min drive. Plus, Calgary International Airport is just 15 mins away for easy travel. Schedule your private showing today!

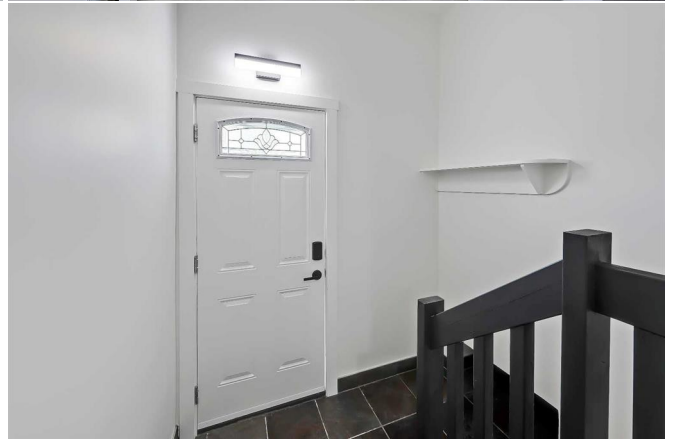
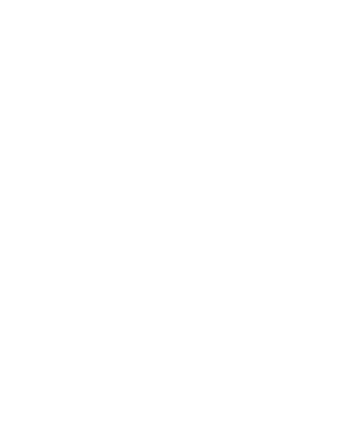
Inclusions: **Basement: Washer, Dryer, Microwave Hood Fan, Stove, Dishwasher, Refrigerator, Main Floor Electric Fireplace**
Property Listed By: **RE/MAX House of Real Estate**

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













Downtown SAIT Foothills Hospital University of Calgary

The Winterclub

4.2 Square Miles of Nose Hill Park

Dr. J.K. School St. Henry School Playground

← TO AIRPORT

YOUR NEW HOME

Calgary LEGAL SUITE BUILDING PERMIT: BP2024-21703

An aerial map of Calgary, Alberta, Canada, showing various landmarks and locations. The map is overlaid with a grid and labels for several key areas: Downtown, SAIT (Southern Alberta Institute of Technology), Foothills Hospital, University of Calgary, The Winterclub, Dr. J.K. School, St. Henry School, and a Playground. A large green area is labeled "4.2 Square Miles of Nose Hill Park". In the bottom left corner, there is a button labeled "← TO AIRPORT". In the bottom center, there is a house icon with the text "YOUR NEW HOME" next to it. In the bottom right corner, there is a red box with the word "Calgary" in white, and below it, the text "LEGAL SUITE BUILDING PERMIT: BP2024-21703".