



THE
A-TEAM

**RE/MAX
FIRST**

7403 HUNTERHAVEN Place, Calgary T2K4K7

MLS®#: **A2174492**

Area: **Huntington Hills**

Listing Date: **10/24/24**

List Price: **\$749,888**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 28-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**
Lot Information
Lot Sz Ar: **6,975 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,435**
Low Sqft:
Ttl Sqft: **1,435**

DOM

58
Layout
Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac,Low Maintenance Landscape,Irregular Lot,Landscaped**
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Heated Garage,In Garage Electric Vehicle Charging Station(s),RV Access/Parking,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Playground,Private Entrance**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		2pc Ensuite bath	Main	
3pc Bathroom	Lower		Dining Room	Main	45`11" x 43`3"
Kitchen	Main	52`3" x 38`0"	Living Room	Main	70`10" x 52`9"
Office	Main	33`4" x 32`10"	Foyer	Main	44`7" x 20`9"
Bedroom - Primary	Main	45`1" x 40`5"	Bedroom	Main	35`10" x 33`1"
Game Room	Lower	65`4" x 41`10"	Flex Space	Lower	40`2" x 31`9"
Bedroom	Lower	50`4" x 38`10"	Bedroom	Lower	38`7" x 36`8"
Laundry	Lower	39`1" x 28`9"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **5733JK**

Zoning: **R-CG**

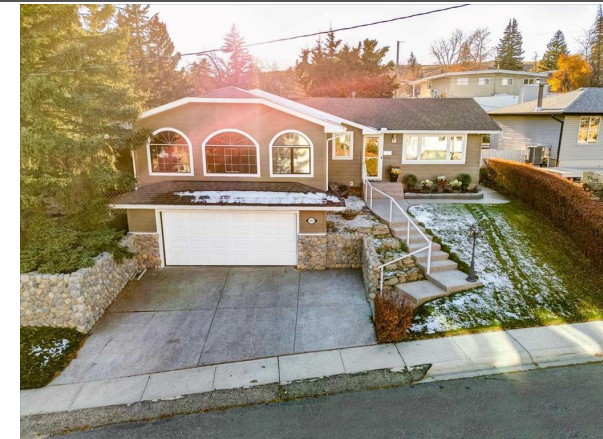
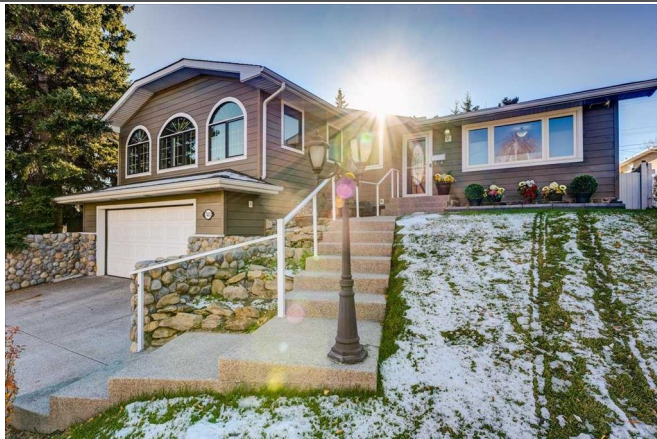
Remarks

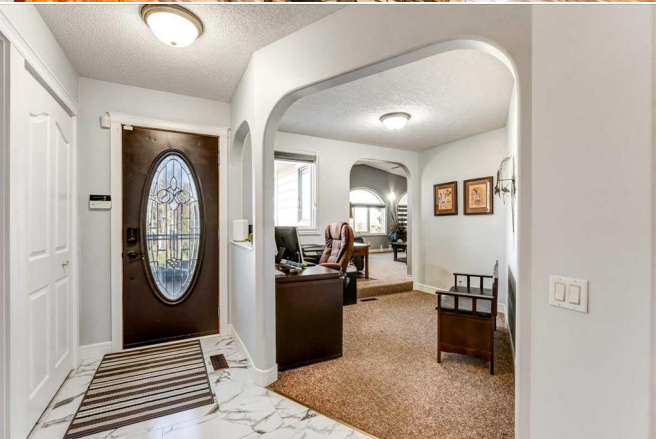
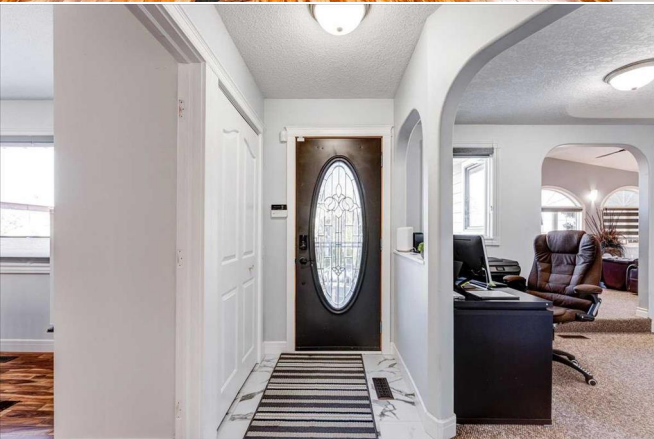
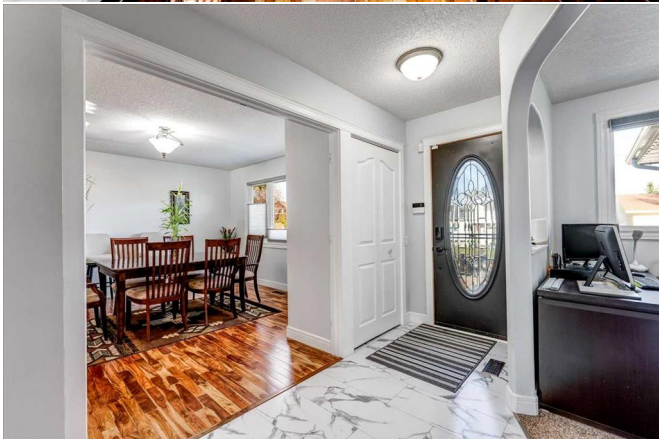
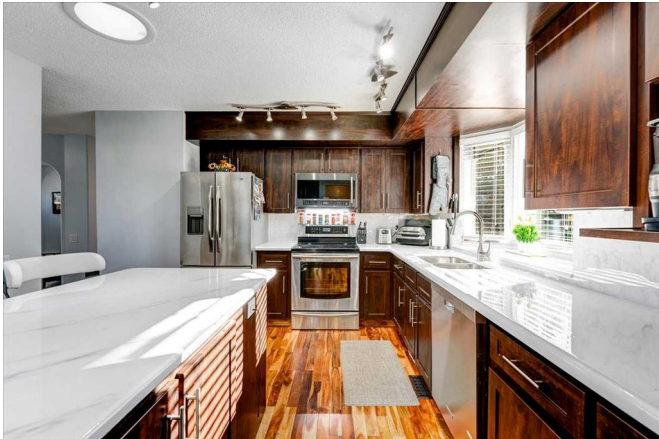
Pub Rmks: **HUGE PRICE REDUCTION!! Fabulous Fully Renovated GORGEOUS BUNGALOW 2,400 Square feet of living space in a quiet Cul-de-sac. GREAT Location just minutes from schools, shopping, recreation, 10 minutes to the Airport and 20 minutes Downtown. Recent upgrades include; Shingles, Soffits, Programable Soffit LED lights, Insulation, Hardy-board siding, Windows, High E furnace, Hot water tank, furnace, Central AC, and Heated Finish garage. Walking in the front door you step into a Bright OPEN floor plan with Gleaming Hardwood floors, Gorgeous kitchen featuring Dark wood cabinets, Center island, Newer SS Appliances including an Induction Stove, Spacious dinning room with big Newer Windows. On the left of the entrance is an office nook, leading to a Huge Great room with multiple big windows and door leading to a Huge South facing deck with storage for summer furniture. The Primary suite has lots of closet space and a 2 piece ensuite, second bedroom on main is a good size, there is also a recently updated full bath. Tons of storage. The lower level has a separate entrance, 2 large bedrooms a huge rec-room and updated full bath. The electrical has been updated and includes charging station for electric car. The Very large backyard is fully fenced and is low maintenance with artificial turf, plus a second garden shed, and as a BONUS; RV Parking. Call your favorite Realtor today.**

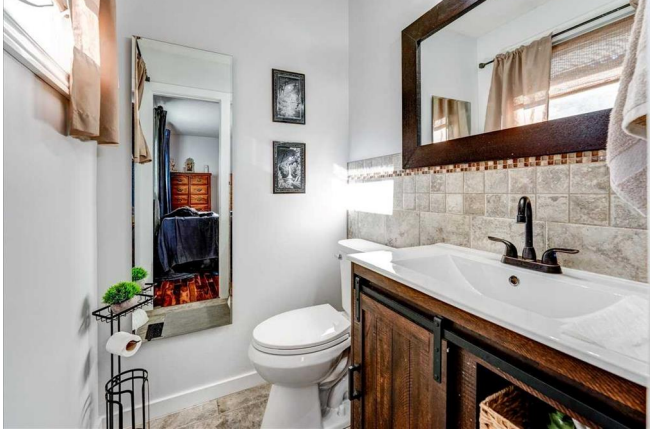
Inclusions: **2 Metal cabinets in garage, Safe in garage, 2 Garden sheds, Refrigerator in basement**

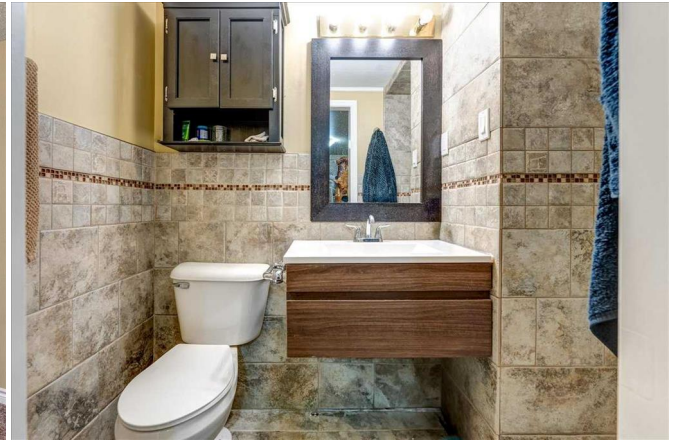
Property Listed By: **First Place Realty**

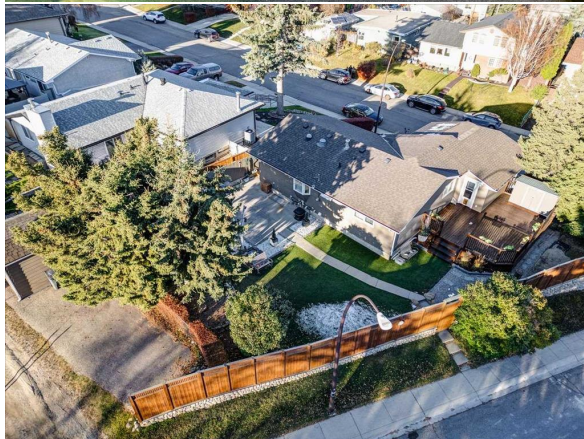
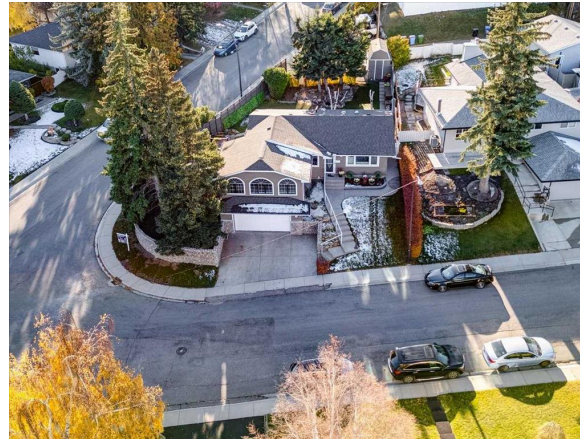
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











7403 Hunterhaven PI NW, Calgary, AB

Main Floor Exterior Area 1,835.88 sq ft
Interior Area 1,348.14 sq ft



7403 Hunterhaven PI NW, Calgary, AB

Basement (Below Grade) Exterior Area 954.78 sq ft
Interior Area 911.51 sq ft
Excluded Area 438.10 sq ft

