



THE
A-TEAM

**RE/MAX
FIRST**

106 HUNTHAM Place, Calgary T2K 4Y8

MLS® #: **A2174918** Area: **Huntington Hills** Listing Date: **10/24/24** List Price: **\$645,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **8,751 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,474**
 Low Sqft:
 Ttl Sqft: **1,474**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Cul-De-Sac,Fruit Trees/Shrub(s),Lawn,Landscaped,Pie Shaped Lot,See Remarks**
 Park Feat: **Double Garage Detached,Driveway,Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Jetted Tub,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	11`7" x 7`2"	Bedroom	Main	8`10" x 17`4"
Dining Room	Main	11`5" x 10`4"	Kitchen	Main	11`0" x 11`5"
Living Room	Main	13`11" x 16`6"	Bedroom - Primary	Main	20`3" x 20`10"
Walk-In Closet	Main	6`5" x 7`2"	3pc Bathroom	Basement	0`0" x 0`0"
Bonus Room	Basement	14`7" x 19`3"	Bonus Room	Basement	23`0" x 11`8"
Laundry	Basement	10`10" x 13`8"	Game Room	Basement	22`3" x 19`0"

Furnace/Utility Room

Basement

5`3" x 6`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

6604JK

Remarks

Pub Rmks:

8750+ SQFT PIE SHAPED CORNER LOT!!!! This beautiful 1474 SQFT ++ 1418 in the basement bi-level in Huntington Hill is the perfect family home. Step up to your main level complete with an open concept living space that is drenched in natural light. Head into your bright updated white kitchen & dining area that is perfect for cooking your favourite meals while still being able to watch the kids play in the backyard. Down the hall you have a massive primary bedroom complete with a dream walk-in closet and a 3 pc spa-like ensuite ft. a soaker tub. The 2 other bedrooms are perfect for a growing family, guest suite or home office. The possibilities are endless. Head down to your fully finished basement and enjoy a huge rec area, not one but 2 bonus flex spaces, huge laundry room with sink & a 3 pc bath. Outside enjoy a spacious main level deck looking down to your enormous pie shaped private backyard, ideal for those family gatherings complete with shed and your very own apple tree. Plus an oversized double detached garage with extra parking on the front driveway, 2 Whirlpool hot water tanks, newer washer/dryer and newer windows throughout. This home has it all. The downstairs workshop can easily be converted back to an attached single car garage by replacing the double doors with a garage door! Located in a quiet cul-de-sac in a mature neighbourhood, close to schools, playgrounds, shopping and countless other amenities. Welcome Home. PLEASE NOTE SOME PHOTOS ARE VIRTUALLY STAGED.

Inclusions:

Property Listed By:

pool table, shed, light fixtures, Refrigerator in basement
Century 21 All Stars Realty Ltd.

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











