



THE
A-TEAM

**RE/MAX
FIRST**

164 HUNTERHORN Drive, Calgary T2K 6H5

MLS®#: **A2176214**

Area: **Huntington Hills**

Listing Date: **10/29/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$11k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Finished Floor Area

Abv Sqft: **1,155**
Low Sqft:
Ttl Sqft: **1,155**

Lot Information

Lot Sz Ar: **2,777 sqft**
Lot Shape:

DOM

85
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape**
Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
Int Feat: **Quartz Counters,Vinyl Windows**
Utilities:

Room Information

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

Room	Level	Dimensions
Eat in Kitchen	Main	14`4" x 12`8"
Living Room	Main	16`0" x 11`9"
Bedroom - Primary	Second	13`8" x 12`5"
Bedroom	Second	11`4" x 7`9"
Bedroom	Basement	15`6" x 6`8"
Nook	Basement	8`6" x 8`4"
3pc Bathroom	Basement	5`3" x 4`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

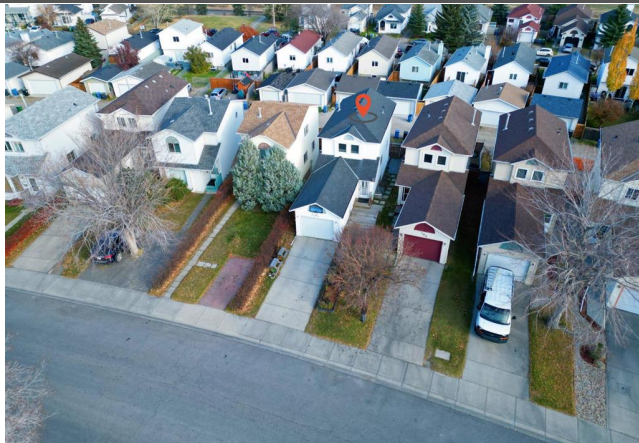
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Remarks

Pub Rmks: **Renovated and Upgraded - Move-in Ready Home with WALKOUT basement! Over 1617 sqft developed living space! Step inside to discover fresh new flooring, updated closet doors, and an inviting open-concept living and dining area. The NEW KITCHEN features modern finishes, and ample space for an additional cozy breakfast nook. Enjoy the BONUS of a main-floor full 3-piece bathroom. Upstairs, the spacious primary bedroom, a beautifully updated full bathroom, and two additional bedrooms complete this level. The WALKOUT basement expands your living area further, featuring two more bedrooms, an additional full bathroom, and a second laundry area. BONUS large single attached garage. PERFECT LOCATION for Family Convenience. Just minutes away from schools, daycare, and community shopping amenities. A 3-minute drive to Alex Munro School (K-6), and 4 minutes to Sir John A. Macdonald (7-9) and the highly-ranked John G. Diefenbaker High School (10-12). Walk to nearby plaza with Save-On-Foods, dining options, an Asian grocery store and more. Only 4 mins drive to Deerfoot City Plaza with almost everything you need and great place to have fun and relax with your family! The home is also conveniently located with easy access to 4 St, Centre St, and Deerfoot Trail. Don't wait - check out the pictures and call your favorite Realtor today for a viewing!**

Inclusions: **N/A**
Property Listed By: **MaxWell Capital Realty**

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





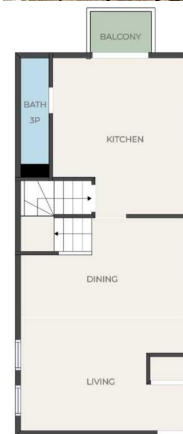




Room	Dimensions
Primary Bedroom	125' x 123'
Bathroom 4P	43' x 7'2"
Bedroom	7'2" x 11'4"
Bedroom	7'6" x 11'2"



Room	Dimensions
Rear Deck	169' x 122'
Kitchen	4'8" x 12'
Mechanical	Unfinished
Laundry	12' x 11'
Hallway	21' x 6'42"
Nook	6'4" x 8'0"
Bedroom	7'7" x 10'4"
Bedroom	8'0" x 11'8"



Room	Dimensions
Balcony	1'0" x 10'0"
Bathroom 3P	23'0" x 9'0"
Kitchen	12'0" x 14'4"
Dining	8'0" x 12'0"
Living	11'0" x 14'0"
Hall	3'8" x 4'0"
Front Deck	8'0" x 8'0"
Backyard Concrete	11'4" x 12'0"