



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

Finished Floor Area  
 Abv Sqft: **1,155**  
 Low Sqft:  
 Ttl Sqft: **1,155**

DOM

**53**  
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	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`8" x 2`11"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>14`4" x 12`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 8`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`0" x 11`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`8" x 4`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`8" x 12`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`9" x 4`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 7`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 7`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`6" x 6`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 7`7"</b>	<b>Nook</b>	<b>Basement</b>	<b>8`6" x 8`4"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>14`2" x 7`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`3" x 4`8"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8910477**

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**











