



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7447 HUNTERTOWN Crescent, Calgary t2k 4k3**

MLS®#: **A2177312**

Area: **Huntington Hills**

Listing Date: **11/05/24**

List Price: **\$699,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1968**

Finished Floor Area

Abv Sqft: **1,216**  
Low Sqft:  
Ttl Sqft: **1,216**

Lot Information

Lot Sz Ar: **5,715 sqft**  
Lot Shape:

DOM

**16**  
Layout  
Beds: **4 (3 1)**  
Baths: **2.5 (2 1)**  
Style: **3 Level Split**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Garden,Interior Lot,Landscaped,Level,Square Shaped Lot,Street Lighting,Private**

Park Feat:

**220 Volt Wiring,Asphalt,Concrete Driveway,Double Garage Detached,Garage Door Opener,Off Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Exhaust Fan,Fireplace(s),Forced Air,Natural Gas,See Remarks**  
Sewer:  
Ext Feat: **Playground,Private Entrance,Private Yard,Storage**

Construction: **Concrete,See Remarks,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Range,Microwave,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Built-in Features,Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`0" x 7`0"	Kitchen	Main	13`9" x 14`4"
Living Room	Main	13`10" x 20`4"	2pc Ensuite bath	Second	4`7" x 5`1"
4pc Bathroom	Second	8`7" x 5`1"	Bedroom	Second	15`6" x 8`2"
Bedroom	Second	12`0" x 9`6"	Bedroom - Primary	Second	13`7" x 12`5"
4pc Bathroom	Basement	5`0" x 8`3"	Bedroom	Basement	9`7" x 9`9"
Game Room	Basement	13`7" x 17`3"	Furnace/Utility Room	Basement	9`1" x 7`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**5672JK**

Remarks

Pub Rmks:

**EXTENSIVELY RENOVATED | 4 BED +2.5 bath OVER SIZE DOUBLE GARAGE | ILLEGAL ONE BEDROOM BASEMENT SUITE WITH SEPERATE ENTERANCE | THIS AMBITIOUS 3 LEVEL SPILT COMBINS MODERN LOOKS WITH LUXURIOUS FINISHS . ITS LOCATED IN DESIRABLE PART OF HUNTINGTON HILLS , CONVENIENTLY LOCATED CLOSE TO SCHOOLS, PARKS, CLOSE TO ALL AMENTIES . RENOVATION INCLUDES ALL NEW WINDOW & DOORS, ALL NEW PLUMBING FIXTURES ,NEW FURNACE , NEW HOTWATER TANK , NEW TILES , NEW LUXURY VINYL PLANKS, NEW KITCHENS NEW TEXTURE CEILING ,ALL WOOD WORK AND DOORS ARE NEW , NEW PAINT , THE MAIN FLOOR WELCOMES YOU TO AN OPEN CONCEPT FLOOR PLAN WITH FAMILY ROOM WITH BUILT IN UNIT AND ELECTRICAL FIREPLACE , DINNING AREA AND MODERN KITCHEN OVERLOOKING WITH THE LARGE PRIVATE BACKYARD , ALL STAINLESS STEAL APPLIANCE WITH BUILT IN MICROWAVE AND LARGE WATERFALL ISLAND WITH PREMIUM QUARTZ GRANITE COUNTERTOP , SEPERATE WASHER DRYER ON MAIN FLOOR THE HOUSE HAS A BEAUTIFUL LARGE BACKYARD WITH CONCRETE PATIO AND ALOT MORES**

Inclusions:  
Property Listed By:

**N/A**  
**URBAN-REALTY.ca**

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



















