



THE
A-TEAM

**RE/MAX
FIRST**

7128 HUNTERWOOD Road, Calgary T2K 4J6

MLS® #: **A2178196** Area: **Huntington Hills** Listing Date: **11/08/24** List Price: **\$774,999**
 Status: **Active** County: **Calgary** Change: **-\$25k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1967**
Lot Information
 Lot Sz Ar: **5,941 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,202**
 Low Sqft:
 Ttl Sqft: **1,202**

DOM

14
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Landscaped,Street Lighting,Sloped,Views**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,On Street,Oversized,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Rain Gutters,Uncovered Courtyard**

Construction: **Stucco,Vinyl Siding,Wood Frame,Wood Siding**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`9" x 12`6"	Kitchen	Main	15`9" x 11`6"
Dining Room	Main	8`3" x 7`0"	Foyer	Main	8`6" x 6`5"
Bedroom - Primary	Main	13`6" x 11`1"	Bedroom	Main	9`10" x 7`9"
Bedroom	Main	12`1" x 9`0"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Suite	11`0" x 8`6"	Laundry	Suite	13`9" x 8`11"

4pc Bathroom	Suite	0`0" x 0`0"	Bedroom	Suite	11`0" x 8`8"
Storage	Suite	14`8" x 5`4"	3pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	2`10" x 2`10"	Kitchen	Suite	11`5" x 11`4"
Living/Dining Room Combination	Suite	28`2" x 11`11"	Office	Suite	5`6" x 5`0"
Entrance	Main	6`9" x 3`7"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **4948JK**

Remarks

Pub Rmks: ****HUNTINGTON HILLS**RENOVATIONS DONE**JUST MOVE IN**ILLEGAL SUITE** With quick access to Calgary's best amenities. Easy walk to parks, schools, Nose Hill Park, shopping, Transit, 20 min drive to the downtown core! It has great curb appeal, too. The interior has been modernized with many updated features - Please see the attached floor plan. This bungalow features over 2390 SF of living space with five bedrooms & expansive open kitchen/living room that overlooks the dining room. The Gourmet Kitchen offers upgraded newer stainless steel appliances, gas stove, custom white and blue cabinetry and doors, central island with pendant lights, tile backsplash, under mount granite sink & quartz countertops. The primary bedroom features a large closet and 3 peice ensuite, plus accompanied by two more spare bedrooms and a full bath. The illegal suite features luxury specifications that match the main floor, a side entry, two bedrooms, office nook area, a full bath, storage, and a large rec room. Other upgraded newer features: two electric fireplaces tile surround, white painted baseboards & door/trim casings, recessed lighting, plumbing & light fixtures, modern laminate + tile flooring, newer windows plus front and rear doors, front yard concrete walkway, shingles, and so much more! Check out the Oasis in the backyard with an oversized 24' x 18 double car garage with roof top wood deck, Call your friendly REALTOR(R) to book your viewing.**

Inclusions: **Basement fridge**
 Property Listed By: **Jayman Realty Inc.**

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







