



THE
A-TEAM

**RE/MAX
FIRST**

417 HUNTLEY Way, Calgary T2K 4Z7

MLS®#: **A2178559** Area: **Huntington Hills** Listing Date: **11/11/24** List Price: **\$699,000**
 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: **4,240 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **979**
 Low Sqft:
 Ttl Sqft: **979**

DOM

11
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Washer/Dryer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 14`7"	Kitchen	Main	12`10" x 10`9"
Dining Room	Main	11`8" x 8`7"	4pc Bathroom	Main	10`0" x 5`0"
Bedroom - Primary	Main	10`0" x 11`4"	Bedroom	Main	9`4" x 7`9"
Bedroom	Main	10`0" x 10`11"	Game Room	Basement	14`11" x 17`8"
Furnace/Utility Room	Basement	8`9" x 12`10"	Kitchen	Basement	8`7" x 17`8"
Bedroom	Basement	13`4" x 8`0"	4pc Bathroom	Basement	6`0" x 7`10"
Bedroom	Basement	10`1" x 13`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

686LK

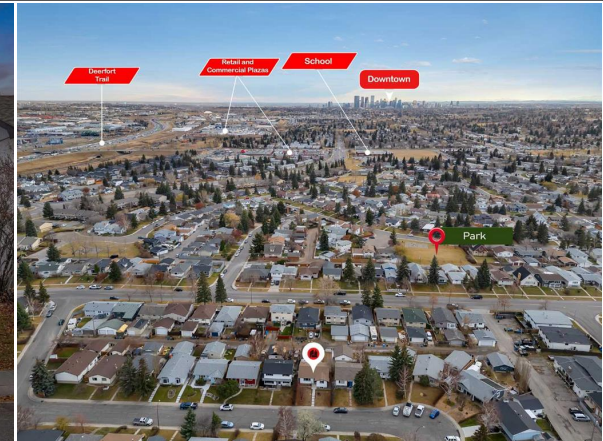
Remarks

Pub Rmks: **FULLY RENOVATED, OVERSIZED GARAGE WITH STORAGE, ILLEGAL SUITE SEPARATE ENTRY and LAUNDRY, 5 BEDS, 2 BATHS - OVER 1800 SQFT LIVEABLE SPACE, LANDSCAPED, BACKYARD AND LANE - Welcome to this beautiful home, with MODERN FINISHINGS AND ELEGANT DESIGN - This home begins with an OPEN CONCEPT living, dining and kitchen with all STAINLESS STEEL APPLIANCES and modern cabinetry. The tile faced fireplace adds warmth to the home and large windows bring in a lot of natural light. 3 BEDS AND 1 BATH complete this level. BACKYARD access leads to an OVERSIZED 2 CAR GARAGE with adjoining STORAGE ROOM. The ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRY AND LAUNDRY has 2 BEDS, 1 BATH large rec room and full kitchen with all STAINLESS STEEL APPLIANCES. This home is in a solid location, being steps from a park and school and with shops close by.**

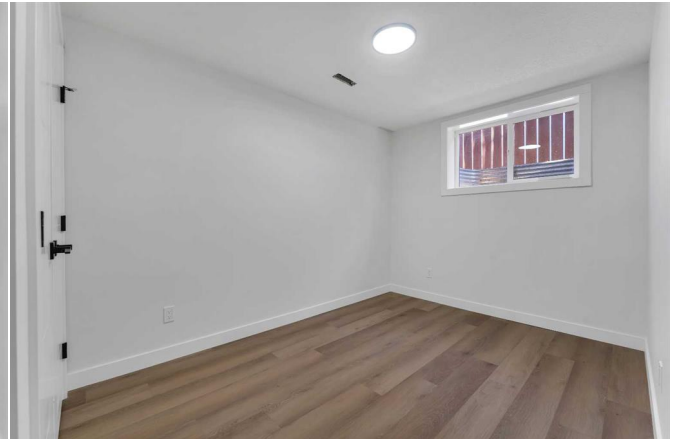
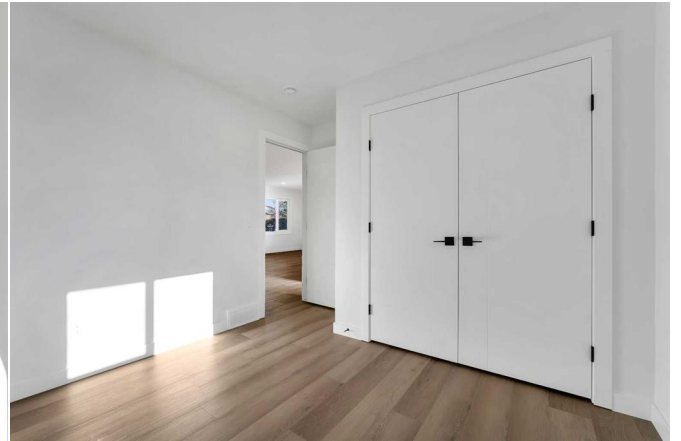
Inclusions:
Property Listed By:

**Dishwasher, Refrigerator, Electric Range
Real Broker**

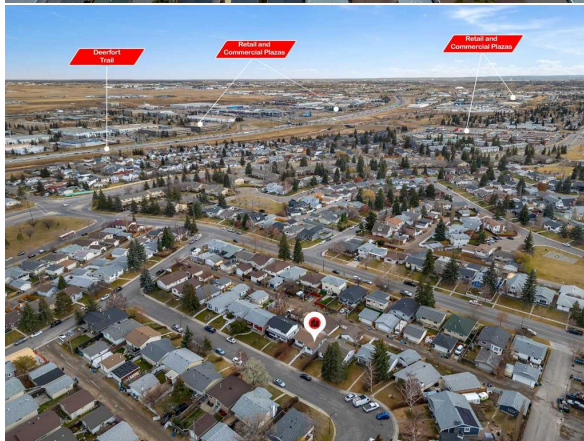
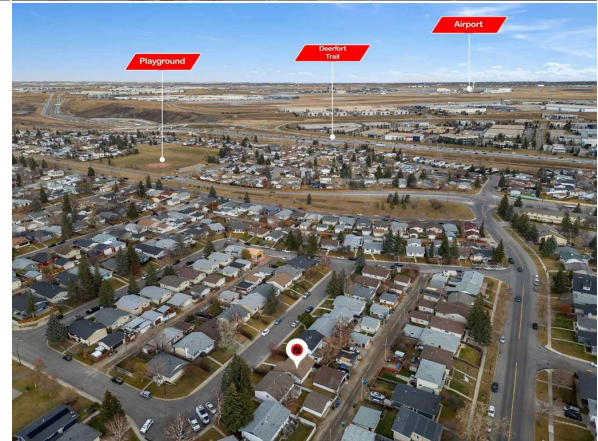
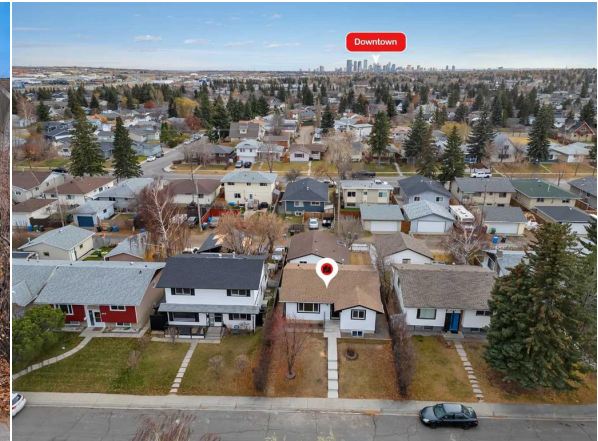
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











417 Huntley Way NE, Calgary, AB

Main Floor Exterior Area 39.31 m² ft²
Interior Area 109.92 m² ft²



0 3 6 m

PREPARED: 2024/11/07



Water regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 304.42 m² ft²
Interior Area 636.04 m² ft²



0 3 6 m

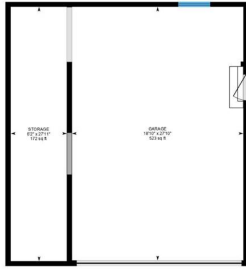
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Garage Excluded Area 710.29 sq ft



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Walls, windows and included from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

