



THE
A-TEAM

**RE/MAX
FIRST**

935 HUNTERSTON Hill, Calgary T2K 4N9

MLS®#: **A2179721**

Area: **Huntington Hills**

Listing Date: **12/20/24**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**

Finished Floor Area

Abv Sqft: **2,322**
Low Sqft:
Ttl Sqft: **2,322**

Lot Information

Lot Sz Ar: **5,909 sqft**
Lot Shape:

DOM

1
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Lawn,Landscaped,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	8`0" x 7`3"
Breakfast Nook	Main	7`11" x 9`3"
Dining Room	Main	13`7" x 12`2"
4pc Bathroom	Main	8`1" x 5`0"
Bedroom	Main	13`10" x 10`1"
Bonus Room	Upper	11`5" x 20`11"
5pc Ensuite bath	Upper	11`0" x 8`7"

Room	Level	Dimensions
Living Room	Main	14`0" x 16`7"
Kitchen	Main	13`3" x 12`11"
Family Room	Main	16`0" x 15`11"
Bedroom	Main	9`6" x 11`0"
4pc Ensuite bath	Main	7`7" x 4`11"
Bedroom - Primary	Upper	13`10" x 12`0"
Furnace/Utility Room	Basement	12`10" x 7`4"

Laundry
Flex Space
Bedroom
Bedroom
Mud Room

Basement 7`6" x 11`3"
Basement 10`8" x 24`2"
Basement 14`10" x 8`0"
Basement 13`3" x 12`4"
Basement 14`4" x 14`8"

Kitchenette
4pc Bathroom
Den
Furnace/Utility Room

Basement
Basement
Basement
Basement

7`0" x 11`8"
8`11" x 5`0"
10`3" x 13`6"
5`4" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **6042JK**

Zoning:
R-CG

Remarks

Pub Rmks: **This is a very unique and rare opportunity to own a house with 5 bedrooms, 4 bathrooms on a corner lot that has an addition to expand the space to over 2300 above grade and just under 1500 sq ft in the basement! As you enter this home you are greeted with a wide open space to enjoy for your family with a living room area that features a fireplace next to the large kitchen that has plenty of cabinet and counter space along with stainless steel appliances, granite countertops, tiled backsplash, pantry and a breakfast bar that opens up through to the living areas. As you make your way through the rest of the main level you have a huge dining space that will accommodate whatever size table and chairs you have as well as some dining room furniture! And we aren't done yet - there is also a second living room area with ANOTHER fireplace, a full bathroom, a large bedroom with an ensuite bathroom and access to the balcony/deck that is on top of the double garage! Up the upper level that was added onto the original home there is a bonus room with loads of natural light and ANOTHER bedroom with a 5 piece ensuite that has a jetted tub and dual sinks and a walk in closet! Perfect space for guests or teens that want their own space away from the main floor. As if that wasn't enough there is a fully finished basement with 2 more bedrooms, huge rec room, another full bathroom, a roughed in area that could accommodate a kitchen, an extra room that could be used as a office space as well as a TON of storage and access to the attached double garage! All THIS plus a double garage, double driveway, RV parking pad, a huge deck above the garage, a spacious corner lot with plenty of extra parking, hardwood floors through out the upper 2 levels, bright and sunny natural light in the living areas, access to the areas amenities is close by as well as Deerfoot mall, city transit, major roadways and access to downtown! This home has great bones, amazing quiet location and is a must see!**

Inclusions:
Property Listed By: **Real Broker**

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













