



THE
A-TEAM

**RE/MAX
FIRST**

727 HUNTERSTON Road, Calgary T2K 4M5

MLS®#: **A2181625**

Area: **Huntington Hills**

Listing Date: **11/29/24**

List Price: **\$709,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**
Lot Information
Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,369**
Low Sqft:
Ttl Sqft: **1,369**

DOM

22
Layout
Beds: **6 (3 3)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Gentle Sloping,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Washer/Dryer**
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	15`9" x 11`5"	Dining Room	Main	9`11" x 10`3"
Living Room	Main	20`3" x 13`2"	Kitchen	Main	12`1" x 14`0"
2pc Ensuite bath	Main	11`7" x 13`8"	4pc Bathroom	Main	5`0" x 8`8"
Bedroom - Primary	Main	11`7" x 13`8"	Bedroom	Main	7`11" x 11`4"
Bedroom	Main	8`5" x 11`4"	Game Room	Basement	27`3" x 26`0"
Bedroom	Basement	13`8" x 8`7"	Furnace/Utility Room	Basement	7`4" x 4`8"
4pc Bathroom	Basement	4`11" x 8`9"	Bedroom	Basement	10`3" x 13`10"

Bedroom **Basement** **10`3" x 13`2"** Legal/Tax/Financial

Title: Zoning: **R-CG**
Fee Simple
Legal Desc: **6042JK**

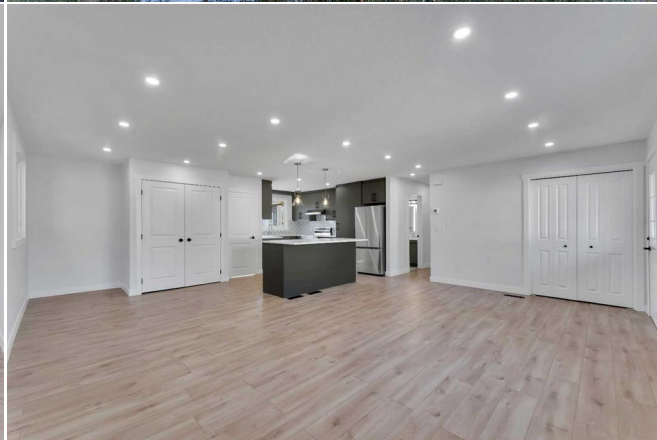
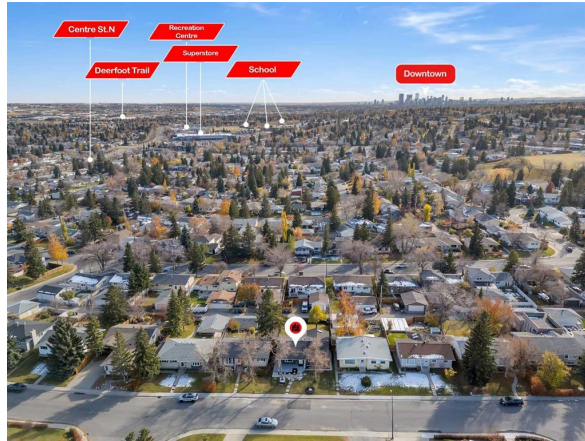
Remarks

Pub Rmks: **FULLY RENOVATED!! - OVER 2300 SQFT LIVEABLE SPACE, SKYLIGHT, 6 BEDS, 3 BATHS - ILLEGAL SUITE SEPARATE ENTRY/LAUNDRY - BACK YARD AND BACK LANE - Welcome to your fully renovated home with all new finishing and elegant design. A LANDSCAPED FRONT YARD with a few trees/patio leads to the main entrance, and this home begins with a main floor living, dining and kitchen in an OPEN CONCEPT PLAN. The kitchen is fully equipped with an ISLAND, all STAINLESS STEEL APPLIANCES, and elegant cabinetry. 3 bedrooms and 2 bathrooms are on the main level and 1 of the bedrooms offers an ENSUITE bathroom. An additional family room with SKYLIGHT, FIREPLACE and DECK ACCESS complete this level. The back yard is landscaped and offers access to a BACK LANE. The ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE AND LAUNDRY has 3 bedrooms, 1 bathroom and a FULL KITCHEN with all STAINLESS STEEL APPLIANCES. This home is in a solid location with shops, schools and parks, including Nose Hill Park, all close by.**

Inclusions: **Refrigerator, Range Hood, Electric Range**
Property Listed By: **Real Broker**

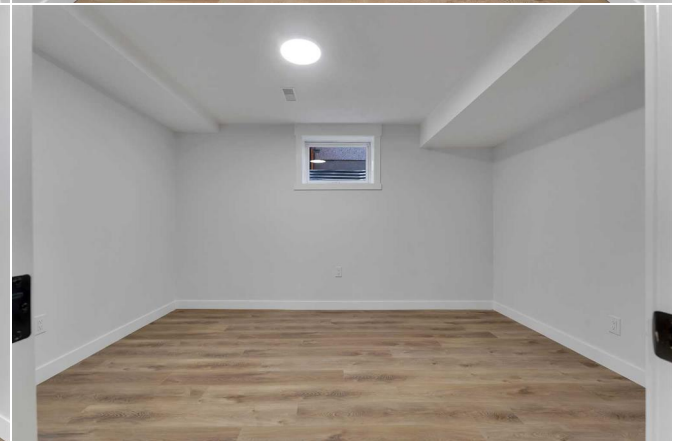
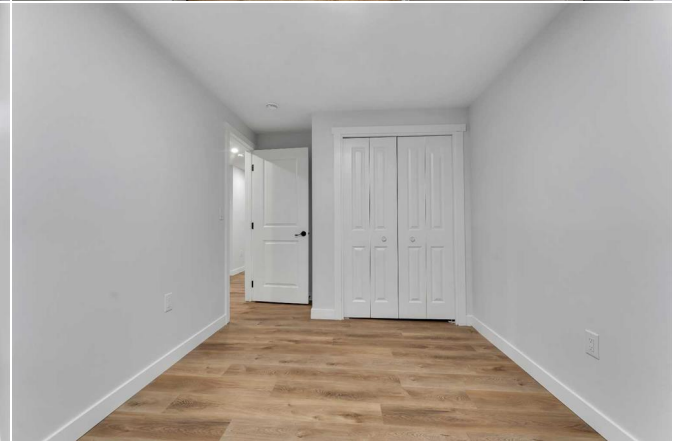
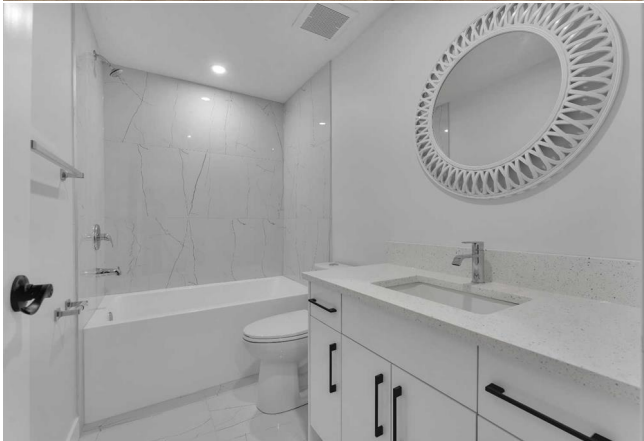
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

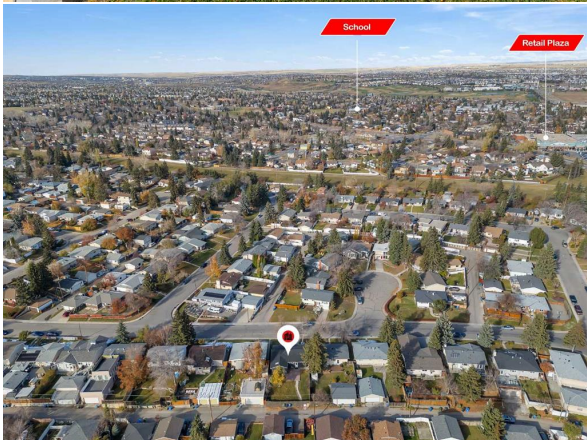
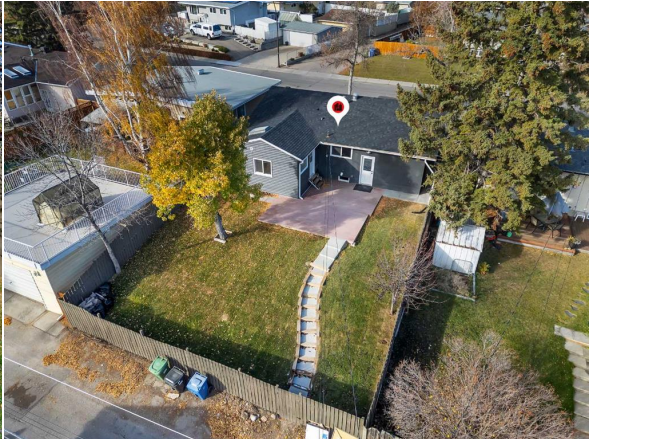
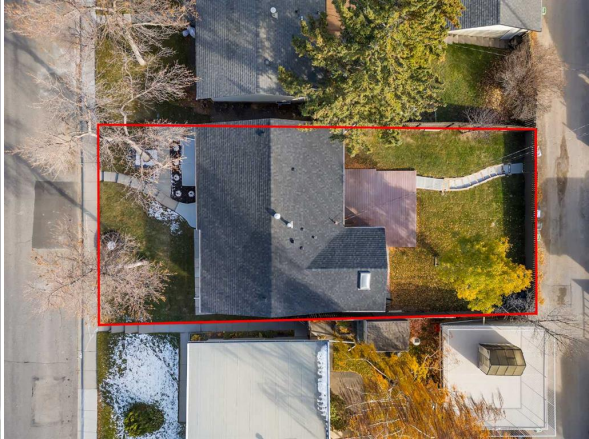












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Main Floor Exterior Area 1300.36 sq ft
Water Area 1281.00 sq ft



Water regions are excluded from total floor area in KAJIDE 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 1008.17 sq ft
Water Area 1015.60 sq ft



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