



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**78 HUNTERHORN Crescent, Calgary T2K6J2**

MLS®#: **A2182258**

Area: **Huntington Hills**

Listing Date: **12/13/24**

List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Finished Floor Area

Abv Sqft: **1,169**

Low Sqft:

Ttl Sqft: **1,169**

Lot Information

Lot Sz Ar: **2,798 sqft**

Lot Shape:

DOM

**40**

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Standard, Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator**  
Int Feat: **Laminate Counters, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`4" x 12`5"	Kitchen	Main	13`0" x 14`4"
2pc Bathroom	Main	2`7" x 7`5"	Pantry	Main	2`11" x 3`2"
Living Room	Main	11`8" x 16`2"	Entrance	Main	4`4" x 4`5"
Bedroom	Upper	7`10" x 11`2"	Bedroom	Upper	7`10" x 9`2"
4pc Bathroom	Upper	5`0" x 7`10"	Bedroom - Primary	Upper	13`8" x 12`6"
Laundry	Basement	5`11" x 10`9"	Bedroom	Basement	10`7" x 10`10"
Family Room	Basement	8`5" x 22`2"	3pc Ensuite bath	Basement	3`10" x 7`6"

Walk-In Closet

Basement

3`10" x 2`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8911019**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to Huntington Hills. This well-maintained 4 bedroom, 2.5 bathroom, detached 2 storey home is perfect for you. Newly built large detached double-car garage (2021). Location, location, location! Ideal Family Location for Ultimate Convenience! No long commutes picking up and dropping the kids off. Only a 3-minute drive to Alex Munro School (Elementary), 4 minutes to Sir John A. Macdonald School (Jr High), and the top-rated John G. Diefenbaker (High School). Getting the kids to and from school will be no issue. Easily walk to the nearby community plaza featuring many dining options, grocery options, and many other amenities. A 4-minute drive to Deerfoot City, broadening your options of nearby services, food, and entertainment. With easy access to major roadways such as 4 St, Centre St, and Deerfoot Trail, living here makes commuting anywhere a breeze! Schedule a showing today!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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

















