



THE
A-TEAM

**RE/MAX
FIRST**

7027 HUNTBOURNE Green, Calgary T2K3X6

MLS®#: **A2185155** Area: **Huntington Hills** Listing Date: **01/03/25** List Price: **\$739,999**
 Status: **Active** County: **Calgary** Change: **-\$1, 03-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1970**
Lot Information
 Lot Sz Ar: **7,233 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,150**
 Low Sqft:
 Ttl Sqft: **1,150**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped**
 Park Feat: **Alley Access,Double Garage Detached,Oversized**

Utilities and Features

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

Construction: **Composite Siding,Metal Siding ,Vinyl Siding,Wood Frame**
 Flooring: **Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Bathroom	Main	11`0" x 5`0"	Bedroom	Main	11`0" x 9`7"
Bedroom	Main	11`5" x 9`0"	Kitchen	Main	8`3" x 17`0"
Living Room	Main	19`1" x 16`9"	Bedroom - Primary	Main	12`7" x 10`7"
3pc Bathroom	Basement	9`0" x 6`11"	Den	Basement	12`9" x 10`7"
Game Room	Basement	16`11" x 27`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

6573JK

Remarks

Pub Rmks:

Welcome to your dream home in the heart of Huntington Hills! This delightful bungalow perfectly combines comfort, convenience, and outdoor bliss in one of Huntington Hills' quiet streets with a 24ft x 25ft oversized double detached garage, a finished basement, and a generous yard with a lot size of over 7,200SQFT. This residence offers an ideal lifestyle for you and your family. As you step inside this lovingly maintained bungalow, you'll be greeted by an open-concept floor plan with an abundance of natural light pouring through large windows. The main floor features three great-sized bedrooms, one full 5pc bathroom with his and her sinks, a cozy living room, a modern dream kitchen with a stainless steel appliance package, and a water filtration system with upgraded quartz throughout the home. A washer and dryer are conveniently located on the main floor and in the basement. The beautifully finished basement boasts an open-concept design, ideal for all your recreational desires. This versatile space includes a cozy den, perfect for relaxation or entertainment, and a stylish three-piece bathroom, adding convenience and sophistication to this luxurious retreat. Location is everything, and this residence truly excels. Just steps away from Nose Hill Park, you'll enjoy a natural playground right at your doorstep—ideal for morning jogs, picnics, and strolls. Furthermore, the upcoming Green Line LRT enhances accessibility and connectivity, ensuring that commuting is effortless and providing endless opportunities to explore all that Calgary offers.

Inclusions:
Property Listed By:

N/A
Real Broker

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









