



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**304 HUNTBOURNE Hill, Calgary T2K 3Y4**

MLS®#: **A2191706** Area: **Huntington Hills** Listing Date: **02/02/25** List Price: **\$849,900**  
 Status: **Active** County: **Calgary** Change: **+\$100k, 08-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1970**  
Lot Information  
 Lot Sz Ar: **6,469 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,276**  
 Low Sqft:  
 Ttl Sqft: **1,276**

DOM

**20**  
Layout  
 Beds: **7 (4 3)**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Rectangular Lot**  
 Park Feat: **Driveway,On Street,Single Garage Attached**

Utilities and Features

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

Construction: **Concrete,Wood Frame**  
 Flooring: **Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer Stacked**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`7" x 10`5"	Living Room	Main	15`8" x 13`7"
Kitchen	Main	9`6" x 13`7"	Laundry	Main	2`8" x 3`5"
Dining Room	Main	11`8" x 10`0"	Pantry	Main	2`2" x 2`6"
Bedroom	Main	7`11" x 12`0"	4pc Bathroom	Main	4`11" x 8`7"
Bedroom	Main	10`7" x 8`0"	Bedroom	Main	9`7" x 8`2"
Bedroom - Primary	Main	13`1" x 9`11"	2pc Ensuite bath	Main	5`1" x 4`5"
Porch - Enclosed	Main	19`4" x 11`5"	Bedroom	Lower	11`4" x 10`5"

<b>Bedroom</b>	<b>Lower</b>	<b>11`10" x 14`7"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>4`11" x 7`9"</b>
<b>Laundry</b>	<b>Lower</b>	<b>3`10" x 7`10"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7`0" x 5`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`10" x 8`11"</b>	<b>Kitchen</b>	<b>Lower</b>	<b>17`1" x 10`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>14`8" x 12`8"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **6573JK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to Your Dream, yet another designer Home this time in the Desirable Community of Huntington! Step into this exquisitely renovated residence, where elegance and sophistication await at every turn. Featuring a legal suite, this property is adorned with thoughtful details and luxurious finishes, all highlighted by a stunning white and gold theme. With a spacious layout that includes 7 bedrooms and 4 bathrooms, this home offers two inviting living areas, two fully equipped kitchens, and two convenient laundry spaces. The basement, complete with a separate entrance, legal suite, a rare gem that provides flexibility for multi-generational living or as a lucrative rental opportunity. As you enter, you'll be captivated by the main floor's expansive living room, complete with an electric fireplace. The high-end kitchen is a culinary masterpiece, featuring exquisite cabinetry, a pantry, and a magnificent island topped with luxurious quartz. The stainless steel appliances and gold accents elevate the space to a whole new level of elegance. The main floor also offers four well-appointed bedrooms, including a master bed with a private ensuite and a full bathroom, all enhanced by high-end vinyl plank flooring throughout. The basement features another generous living area with an electric fireplace and a stunning kitchen boasting its own impressive island and quartz countertops. Here, you'll find three additional bedrooms, including one with an ensuite bathroom, providing comfort and privacy. Nestled on a coveted corner lot, this home is complemented by a single detached garage, adding to its appeal and practicality. Step outside to enjoy a beautifully landscaped backyard, perfect for entertaining or relaxing, along with a spacious porch that enhances the outdoor living experience. Conveniently located near all amenities, this home truly combines luxury with practicality. Don't miss this unique opportunity—schedule your private viewing today and experience the allure for yourself!**

Inclusions:  
 Property Listed By: **None**  
**Real Estate Professionals Inc.**

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





















