



THE
A-TEAM

**RE/MAX
FIRST**

78 HUNTERHORN Crescent, Calgary T2K6J2

MLS® #: **A2196986** Area: **Huntington Hills** Listing Date: **02/28/25** List Price: **\$550,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1990** Abv Sqft: **1,169**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,798 sqft** Ttl Sqft: **1,169**
 Lot Shape:

DOM

36
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, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Laminate Counters, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	30`7" x 40`9"
2pc Bathroom	Main	8`6" x 24`4"
Living Room	Main	38`3" x 53`1"
Bedroom	Upper	25`8" x 36`8"
4pc Bathroom	Upper	16`5" x 25`8"
Laundry	Basement	19`5" x 35`3"
Family Room	Basement	27`8" x 72`9"

Room	Level	Dimensions
Kitchen	Main	42`8" x 47`0"
Pantry	Main	9`7" x 10`5"
Entrance	Main	14`3" x 14`6"
Bedroom	Upper	25`8" x 30`1"
Bedroom - Primary	Upper	44`10" x 41`0"
Bedroom	Basement	34`9" x 35`6"
3pc Ensuite bath	Basement	12`7" x 24`7"

Walk-In Closet

Basement

12`7" x 9`7"

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









