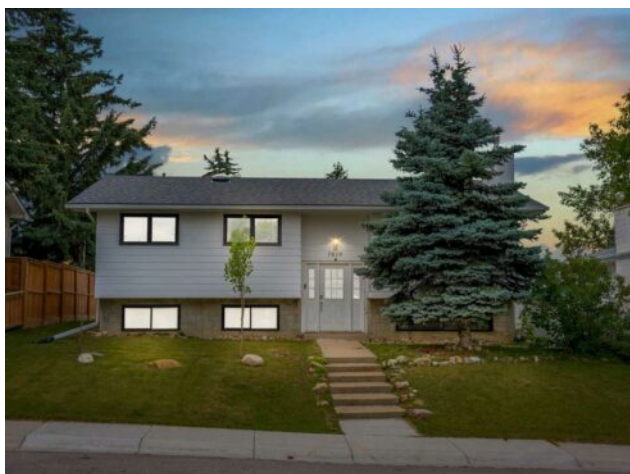


7819 Hunterquay Way NW  
Calgary, Alberta

MLS # A2240188



# \$694,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Huntington Hills       |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,142 sq.ft.           | <b>Age:</b>   | 1972 (53 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                                                                    |                   |      |
|--------------------|--------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite, Walk-Up To Grade             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |                   |      |

**Inclusions:** Dishwasher, Dryer (x2), Electric Range (x2), Microwave Hood Fan, Range Hood, Refrigerator (x2), Washer (x2)

UPDATED HOME IN HUNTINGTON HILLS JUST STEPS FROM GREEN SPACE - 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE - SEPARATE LAUNDRIES - OVERSIZED DOUBLE DETACHED GARAGE - LARGE LOT - Offering just under 2000 sqft of living space with 5 BEDS AND 3 FULL BATHS - Main floor offers a family room with feature wall and fireplace, UPDATED KITCHEN WITH STAINLESS STEEL APPLIANCES, dining, 2 FULL BATHS (ensuite included and the common bath is UPDATED) and 3 bedrooms!! HIGHLIGHT OF THIS HOME IS THE MASTER BEDROOM FEATURES A 3 PC ENSUITE (as opposed to the regular 2 pc ensuite). In addition to that, 2 bedrooms BOAST TRIPLE PANE WINDOWS! The ILLEGAL SUITE in the basement features its OWN SEPARATE ENTRANCE AND SEPARATE LAUNDRY!!! The illegal suite offers a spacious rec/living room with fireplace, kitchen, 2 bedrooms and FULL bath. This home is in an amazing location - easy access to the green space close by, schools, shopping and Nose Hill Park! AMAZING STARTER HOME / INVESTMENT PROPERTY - CALL YOUR FAVOURITE REALTOR FOR A VIEWING TODAY!