

484 Huntbourne Hill NE
Calgary, Alberta

MLS # A2245564



\$695,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,350 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Garden, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Crown Molding, Granite Counters, Kitchen Island, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Additional dishwasher and fridge in lower level kitchen

This stunning 4 bedroom, 2 ½ bath home, 2 full kitchen detached home is uniquely situated in the mature community of Huntington Hills NE. huge windows throughout this home for a bright and open feel. Granite countertops upstairs. It's located on a huge corner lot with a generous backyard and a double oversized detached garage. It's meticulously maintained with a beautiful brick exterior, fully fenced yard (perfect for that growing family) and an amazing greenhouse for the garden lover in your family. It has a full kitchen and dining area on the lower level with a new egress window and separate entrance in the back of the home for easy access to all your guests, live-in nanny or relative. Explore with the city of Calgary the possibility of making it a legal suite as the layout and access has many promising possibilities. A stunning fireplace with built-ins and crown mouldings on the lower level as well with beautiful floors throughout. New 100amp electrical panel and new dishwasher in main kitchen. Good sized deck with an amazing south facing backyard. Some of the upgraded features include: new paint, outdoor railings, built-in shelves in the second bedroom and brand new laminate flooring in all the bedrooms. A full bath, one bedroom on the lower level and huge window on all levels. A must see so don't delay for your private showing! Open House on Saturday 9th at 2-4pm and Sunday Aug 10th at 1-3pm. Showings will commence at 6pm on August 8th.