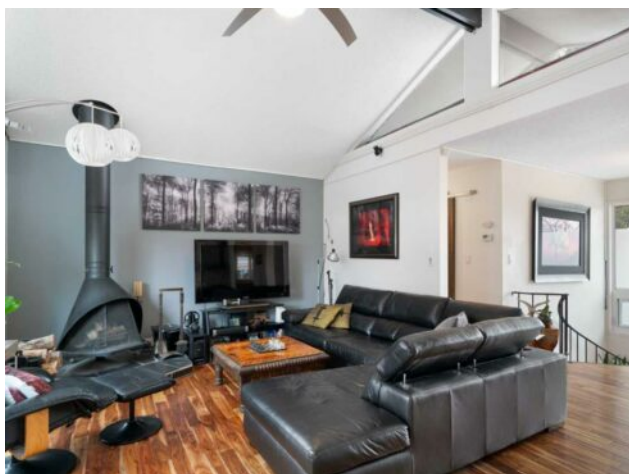


## 616 Hunterston Bay NW Calgary, Alberta

**MLS # A2200013**



# \$679,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Huntington Hills       |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Modified Bi-Level      |               |                   |
| <b>Size:</b>     | 2,145 sq.ft.           | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre              |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot         |               |                   |

|                    |   |
|--------------------|---|
| <b>Heating:</b>    | Forced Air                              |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate, Other |
| <b>Roof:</b>       | Asphalt/Gravel                          |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade       |
| <b>Exterior:</b>   | Wood Frame                              |
| <b>Foundation:</b> | Poured Concrete                         |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island          |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

Discover this one-of-a-kind walkout bungalow in the highly sought-after community of Huntington Hills! With down-sizers and singles in mind, this home offers a unique layout, featuring a massive primary retreat on the main floor (formerly two bedrooms) and a well-designed 3-piece bathroom with heated floors, an electronic lighted mirror, and a Solatube for natural light. There are two additional bedrooms (one is currently used as an office) on the walkout lower level which also has a 3-piece bathroom. The designer dream kitchen is a standout, boasting a massive island, abundant storage, an appliance garage, and a broom closet. The sun-filled family room features a wood-burning fireplace. French doors (with blinds in the windows) from both the kitchen and primary bedroom lead to an expansive back deck. Outdoors, enjoy a low-maintenance yard with a vinyl rear fence with sliding gate, a gas firepit, and a side yard that gets beautiful morning light—perfect for coffee time or maybe a little herb or flower garden. Parking is no issue with a large detached garage 30 x 24 x 22 (approx) featuring 220V service and a ‘RV parking pad. There is also a convenient front driveway, the only one in the cul de sac! The walkout lower level provides great versatility with the spacious front entrance, walk in closet, 2 bedrooms, laundry room, workshop space off the gym area (this could easily be converted into a family room). Plus, enjoy peace of mind with a newer furnace (2018), Pex plumbing, upgraded insulation. With extensive decking, a circular staircase, and thoughtful upgrades throughout, this home is truly special. Book your showing today!