

1165 Hunterston Hill NW  
Calgary, Alberta

MLS # A2164023



## \$529,800

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Pie Shaped Lot, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Parquet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Skylight(s)		

**Inclusions:** NONE

Back to Market! VIEW! VIEW! VIEW! This ready to move-in condition bungalow, with walk-out basement, is located in one of the best locations: close to Nose Hill park, bike paths, off leash areas, schools and all the shops & restaurants at the new Deerfoot City. In addition, the home has easy access to transit & is only 15 mins to downtown. Your new bungalow home has over 2200 sq ft of developed living space, 4 beds, 2 full baths & a fully developed walk-out basement. The main floor has beautiful hardwood floors, vaulted ceilings, and a a few yrs old kitchen featuring quartz counter tops, fixtures/hardware, white subway tile & stainless steel appliances. The updates also include a few yrs old flooring, multiple a few yrs old windows, updated 3 piece bath on the main floor and an updated lower entertainment area. Fully finished basement offers a bed room, full bath, and a beautiful bar with wine fridge. Enjoy your morning coffee on the sunny east facing big deck(32' x 10') that was reinforced in 2013. In addition your homes comes with a newer roof (2013), furnace (2015), & updated electrical professionally done (2013). Quick possession day is available!