

\$549,000 - 7448 Huntertown Crescent Nw, Calgary

MLS® #A2089335

\$549,000

3 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

Nestled in the tranquil neighborhood of NW Huntington Hills, this outstanding home presents an inviting haven with three spacious bedrooms on the main level. Boasting a serene ambiance, the open-concept living room is bathed in natural light, thanks to its expansive window. The upper level has the original beautiful gleaming hardwood floors. The generously proportioned kitchen seamlessly flows into the welcoming dining room, creating an ideal space for hosting gatherings. The kitchen is generously equipped with ample countertop and cabinet space, featuring modern appliances to make meal preparation a joy. Step through the dining room onto the covered patio, which doubles as a sunroom, offering a versatile space for relaxation.

Continuing through the hallway, a well-appointed four-piece bathroom conveniently serves the second and third bedrooms, while the primary bedroom provides a retreat of ample size, complemented by an attached powder bath. Descend to the lower level to discover a flex room, perfect for use as a children's play area or media room, and an additional office room, which could also serve as a fourth bedroom. The basement offers significant undeveloped space, allowing for storage or future expansion. The south-facing backyard is a sanctuary of its own, featuring a low-maintenance tiered deck and a meticulously landscaped yard with a beautiful



garden and inviting sitting area. For those with recreational toys, the property includes a convenient boatport/covered parking area. The oversized heated double garage comes complete with a workbench and ample shelving, providing a functional space for any enthusiast. This well-maintained second-owner home is a must-see, promising comfort and style in a desirable location.

Built in 1969

Essential Information

MLS® #	A2089335
Price	\$549,000
Sold Price	\$570,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,185
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	7448 Huntertown Crescent Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4K2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized, Workshop in

Garage

Interior

Interior Features	No Animal Home, No Smoking
Appliances	Dishwasher, Dryer, Electric
	Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Awning(s), Other
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	October 25th, 2023
Date Sold	November 3rd, 2023
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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