

\$699,000 - 7644 Hunterburn Hill Nw, Calgary

MLS® #A2134370

\$699,000

4 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.14 Acres

Huntington Hills, Calgary, Alberta

****OPEN HOUSE SATURDAY, JULY 27TH FROM NOON TO 2PM **** Experience the allure of urban nature within this sanctuary-like haven! Step into a realm where elegance seamlessly intertwines with natural beauty. The spacious living area greets you with its charming hardwood floors, offering a serene space to unwind.

The meticulously designed kitchen boasts pristine Oak cabinets and two pantries. The built-in island offers more cabinetry covered with a granite countertop. The main floor provides a generously sized primary bedroom as well as a roomy second bedroom. The cohesive styling of the main floor extends to the 4piece main floor bath, ensuring a harmonious feel throughout.

Off the kitchen there is a staircase inviting you to retreat to the cozy loft reminiscent of a rustic chalet, complete with wood shiplap, a wood burning fireplace, skylights and windows galore. From this vantage point, savor the breathtaking view of endless spruce trees and Nosehill Park. The dynamic ceilings infuse each room with character. As well, there is another expansive primary bedroom boasting a unique ensuite with a luxurious jacuzzi tub and individual thermostat-controlled electric heating, allowing for personalized temperature settings in the bedroom and bathroom.

The developed basement provides ample space for children to entertain friends, featuring a sizeable bedroom, a personal 4 pc bath and a sauna for ultimate relaxation.



If all that isn't enough you can find solace on your secluded corner lot with multitiered deck surrounded by lush trees. The deck has gas piped in for a fire pit and the lower level is constructed for a hot tub, providing the perfect spot for relaxation. This is absolutely a "one of a kind" gem in the heart of Huntington Hill!

Built in 1975

Essential Information

MLS® #	A2134370
Price	\$699,000
Sold Price	\$690,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,836
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	7644 Hunterburn Hill Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4S7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sauna, Skylight(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Loft, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard, Many Trees, Rectangular Lot
Roof	Asphalt Shingle, Other
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	August 3rd, 2024
Days on Market	50
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.