

# \$650,000 - 612 Hunterston Bay Nw, Calgary

MLS® #A2169001

## \$650,000

5 Bedroom, 2.00 Bathroom, 1,180 sqft  
Residential on 0.21 Acres

Huntington Hills, Calgary, Alberta

\*\*\* Open house CANCELLED for today \*\*\*

What a beauty this one is! Perched in a tree filled cul-de-sac, this home has it all. Come in through the entrance to be greeted by rich, dark hardwood floors. The living area is roomy with plenty of natural light flowing in from the bay window. Snuggle up to the gas fireplace with some hot chocolate to create a picture-perfect winter eve. The custom kitchen is a unique layout with a separate island / breakfast bar, pantry, as well as a walk-through cabinet wall to the elegant dining area. Another bay window here gives you views out into the expansive backyard (which I will get to later). Three decent sized rooms and a 4pc bath complete the upstairs. Head downstairs to find another 2 bedrooms and a 3pc bath with a make up counter. The living area is immense and, with the separate entrance with walk-up to grade, you could easily suite this one (on city approval). The lower level also includes a laundry room with tonnes of cabinets, a cold storage area and another gas fireplace. The lot is really what puts this one in a league of its own. A huge pie lot (that is quite large even in the front), the backyard has a two-tiered Dura-deck with a hot tub that leads to a beautiful stone patio. There is also an oversized double garage and RV parking. All of this and plenty of yard to enjoy as well. Other features to note – all windows on the main floor have been replaced with double pane vinyl windows, roof replaced 2015, furnace (2020), heated sidewalks with



aggregate & 220V in the garage. Don't miss out on this one! Call your favourite Realtor today to check it out.

Built in 1970

### Essential Information

MLS® #	A2169001
Price	\$650,000
Sold Price	\$652,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,180
Acres	0.21
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

### Community Information

Address	612 Hunterston Bay Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4N1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Faces Rear, Insulated, Oversized, RV Access/Parking, 220 Volt Wiring

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Street Lighting, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 27th, 2024
Date Sold	October 5th, 2024
Days on Market	8
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.