

**131 Huntridge Road NE**  
**Calgary, Alberta**

**MLS # A2223187**



**\$669,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, No Smoking Home, Open Floorplan		

**Inclusions:** Additional Electric range, Dishwasher, Microwave, Refrigerator, and Range hood in basement. Freezer in garage.

Welcome to this beautifully updated bungalow located in the highly desirable community of Huntington Hills. Set on a large lot with mature trees, this home offers nearly 2,300 square feet of total living space, including a fully developed illegal basement suite with a separate entrance. This property presents a fantastic opportunity for homeowners and investors alike. The main level features over 1,300 square feet of bright and functional living space, highlighted by beautiful maple hardwood flooring. The updated kitchen is equipped with quartz countertops and ample cabinetry, and opens to a spacious dining area perfect for family meals and entertaining. Additionally this level offers three generous bedrooms, including a large primary suite complete with a private two-piece en-suite bathroom and walkthrough closet. A beautifully updated four-piece guest bathroom adds to the appeal, showcasing modern fixtures, quartz countertops, and contemporary design. For added convenience, the main floor includes its own dedicated laundry area. The living room offers warmth and character with a charming wood-burning fireplace and large sliding doors that lead directly to a private backyard retreat. Outside, you'll find a spacious west-facing yard with a sunny deck, additional patio area, mature trees, and a heated double detached garage as well as additional space for RV parking. The expansive front yard further enhances the curb appeal and provides extra outdoor space. Downstairs, the fully finished illegal basement suite offers excellent versatility. It includes two large bedrooms, a family room with a gas fireplace, a functional kitchen, it's own separate laundry area, a massive den, and plenty of storage space. Ideal for extended family, or rental income. Additional updates include a newer hot water tank, an upgraded 100-amp electrical panel with room for expansion, and

updated plugs, fixtures, and lighting throughout. Located in a family-friendly neighbourhood with easy access to all amenities, including transit, schools, shopping malls, swimming pools, parks, recreation facilities and more. Don't miss your chance to own a well-maintained and updated property in one of Calgary's most established communities.