

**307 Huntridge Road NE**  
**Calgary, Alberta**

**MLS # A2272014**



**\$629,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,269 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this totally renovated single family home in convenient Huntington Hills. It features new cabinets, quartz counter tops, paint, vinyl flooring, lighting fixtures, and some windows. Main floor has 3 bedrooms, large master bedroom with 3 pieces ensuite, large living room with large windows, spacious dining area, open kitchen with updated appliances, and large deck. Separated to fully finished basement. Basement has 2 more bedrooms, full bath room, and large family room with lots of built in cabinets and shelves. Large back yard with double detached garage, fully fenced and landscaped. It closes to school, playground, public transit, shopping, and easy access to major roads. \*\* 307 Huntridge Road NE \*\*