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# 120 Huntington Green NE
# Calgary, Alberta

## MLS # A2341775

## $539,900

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|---|---|---|---|
| **Division:** | Huntington Hills | | |
| **Type:** | Residential/House | | |
| **Style:** | Bungalow | | |
| **Size:** | 1,191 sq.ft. | **Age:** | 1973 (53 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Detached | | |
| **Lot Size:** | 0.11 Acre | | |
| **Lot Feat:** | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Private | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Laminate, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Aluminum Siding , Stucco | **Zoning:** | R-CG |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Bar, Central Vacuum, Laminate Counters, Pantry, See Remarks, Separate Entrance, Storage, Wet Bar | | |

**Inclusions:** Shed, Refrigerator in Basement, Shelving unit in Basement, Picnic Table in backyard

Welcome to the well-established community of Huntington Hills! Tucked away on a QUIET STREET and ideally positioned BESIDE A LARGE PARK AND GREENSPACE, this spacious bungalow offers OVER 2,100 SQ. FT. OF DEVELOPED LIVING SPACE, with 3 bedrooms, an additional office/flex room, 2.5 bathrooms, a fully developed basement and DOUBLE DETACHED GARAGE. Step inside to a bright and spacious main floor featuring a generous living and dining area with plenty of room to gather, entertain or simply spread out. The kitchen offers plenty of cabinet and counter space, a pantry and room for a smaller breakfast table. Two bedrooms and a full bathroom complete the main level, including a primary bedroom with its own convenient 2-piece ensuite. Downstairs, the fully developed basement offers even more living space with a large family room, wet bar, additional bedroom, office/flex space, bathroom, plenty of storage and its own PRIVATE ENTRANCE. Outside, the private backyard offers a patio, garden space and plenty of room to enjoy the warmer months, along with alley access to the double detached garage. Located close to schools, shopping, transit and Deerfoot City, with easy access to Centre Street and Deerfoot Trail and a convenient commute to downtown Calgary, this is a great opportunity to settle into an established community and make this home your own. DON'T MISS OUT — CALL YOUR FAVOURITE REALTOR TODAY TO BOOK YOUR PRIVATE SHOWING!

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