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GRASSROOTS REALTY GROUP

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6807 Huntchester Road NE Calgary, Alberta

MLS # A2354587

$739,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	**Age:**	1972 (54 yrs old)
Beds:	6	**Baths:**	4
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stucco, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: IN BASEMENT: ELECTRIC RANGE, MICROWAVE HOOD FAN, DISHWASHER, WASHER AND DRYER.

Welcome to this beautifully renovated detached bungalow in the desirable community of Huntington Hills NW, featuring 6 bedrooms, 4 full bathrooms, a LEGAL 3-bedroom, 2-bathroom basement suite, an oversized double detached garage, and dedicated RV parking. With modern finishes throughout and fully landscaped front and rear yards, this home offers exceptional comfort and versatility. Upon entering, you are welcomed by a spacious foyer leading into a bright, open-concept living area featuring large windows, an electric fireplace with a custom feature wall, and a modern kitchen showcasing quartz countertops, a centre island, brand-new stainless steel appliances, and ample cabinetry. The main floor also offers convenient laundry, three spacious bedrooms, including a primary bedroom with a private 4-piece ensuite, and an additional full bathroom. The fully finished LEGAL BASEMENT SUITE features a separate rear entrance, spacious living area, modern kitchen with stainless steel appliances, three bedrooms, and two full bathrooms, including an ensuite. This thoughtfully designed space offers excellent flexibility for extended family or potential rental income. Outside, enjoy the fully landscaped yard, an oversized double detached garage, and dedicated RV parking. Conveniently located close to schools, shopping, parks, and major roadways, this extensively renovated Huntington Hills home is a fantastic opportunity. Book your private showing today!

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