



# 1272 Hunterburn Crescent Calgary Alberta

\$899,000

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** This FULLY RENOVATED 3-bed bungalow with a 2-bed BASEMENT LEGAL SUITE in Huntington Hills, just half a block from Nose Hill Park! This nearly 2,000 sq ft home boasts a spacious interior and expansive outdoor space, featuring a MASSIVE NW-FACING BACKYARD with a raised wooden deck, 2x freshly poured concrete patios, ample yard space, and a detached double garage that is drywalled and insulated. Updates to the home include new roof soffits, a transformed exterior, triple-pane windows throughout, including new oversized egress windows in the basement, LVP flooring throughout, updated electrical systems, a new TRANE high-efficiency furnace, and an oversized 50-gallon "Bradford White" water tank, along with new stainless steel appliances in both the upper and lower levels, a gourmet kitchen with quartz countertops, and SO MUCH MORE! The open-concept kitchen showcases custom shaker-style cabinetry, a glass tile backsplash, a large peninsula island with an oversized granite under-mounted sink, additional storage, and space for bar seating. The stainless steel appliance package includes a French door fridge/freezer and an LG GAS SMART RANGE. A dedicated dining area featuring a panelled wall has plenty of room for a table accommodating six people and provides direct access to the rear deck. The main floor living area boasts an electric fireplace with custom millwork surround, and the entire main floor is enhanced with pot lighting and modern light fixtures. The primary bedroom boasts a 3-piece ensuite featuring a fully-tiled stand-up shower with a glass enclosure. All bathrooms are designed with built-in niches for extra bottle storage. Additionally, there are two more bedrooms, a main 4-piece bathroom with a fully-tiled tub/shower combo and tiled flooring, a spacious entryway with a custom coat closet, and a laundry clo...

Bedroom 13.08 Ft x 8.00 Ft

Bedroom 13.33 Ft x 7.67 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 12.25 Ft x 10.58 Ft

Dining room 9.33 Ft x 7.75 Ft

Kitchen 10.08 Ft x 9.50 Ft

Laundry room 3.17 Ft x 3.00 Ft

4pc Bathroom Measurements not available

Living room 20.67 Ft x 11.42 Ft

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**Mirror**

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Bedroom	9.83 Ft x 8.92 Ft	Dining room	10.42 Ft x 8.17 Ft
Bedroom	8.92 Ft x 8.83 Ft	Kitchen	10.33 Ft x 9.50 Ft
Living room	15.08 Ft x 10.33 Ft	Laundry room	7.92 Ft x 5.17 Ft