



## 612 Hunterston Bay Calgary Alberta

\$650,000

\*\*\* Open house CANCELLED for today \*\*\* What a beauty this one is! Perched in a tree filled cul-de-sac, this home has it all. Come in through the entrance to be greeted by rich, dark hardwood floors. The living area is roomy with plenty of natural light flowing in from the bay window. Snuggle up to the gas fireplace with some hot chocolate to create a picture-perfect winter eve. The custom kitchen is a unique layout with a separate island / breakfast bar, pantry, as well as a walk-through cabinet wall to the elegant dining area. Another bay window here gives you views out into the expansive backyard (which I will get to later). Three decent sized rooms and a 4pc bath complete the upstairs. Head downstairs to find another 2 bedrooms and a 3pc bath with a make up counter. The living area is immense and, with the separate entrance with walk-up to grade, you could easily suite this one (on city approval). The lower level also includes a laundry room with tonnes of cabinets, a cold storage area and another gas fireplace. The lot is really what puts this one in a league of its own. A huge pie lot (that is quite large even in the front), the backyard has a two-tiered Dura-deck with a hot tub that leads to a beautiful stone patio. There is also an oversized double garage and RV parking. All of this and plenty of yard to enjoy as well. Other features to note - all windows on the main floor have been replaced with double pane vinyl windows, roof replaced 2015, furnace (2020), heated sidewalks with aggregate & 220V in the garage. Don't miss out on this one! Call your favourite Realtor today to check it out. (id:6769)

Family room 19.08 Ft x 15.00 Ft

Bedroom 12.50 Ft x 8.92 Ft

Bedroom 9.08 Ft x 8.33 Ft

3pc Bathroom Measurements not available

Laundry room 14.25 Ft x 8.42 Ft

Furnace 7.42 Ft x 9.42 Ft

Kitchen 10.92 Ft x 12.83 Ft

Living room 16.83 Ft x 14.92 Ft

Dining room 10.92 Ft x 9.25 Ft

Primary Bedroom 11.08 Ft x 13.17 Ft

Bedroom 11.08 Ft x 9.83 Ft

Bedroom 12.42 Ft x 7.83 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca