



## 616 Hunterston Bay Calgary Alberta

\$719,000

Discover this one-of-a-kind walkout bungalow in the highly sought-after community of Huntington Hills! With down-sizers and singles in mind, this home offers a unique layout, featuring a massive primary retreat on the main floor (formerly two bedrooms) and a well-designed 3-piece bathroom with heated floors, an electronic lighted mirror, and a Solatube for natural light. There are two additional bedrooms (one is currently used as an office) on the walkout lower level which also has a 3-piece bathroom. The designer dream kitchen is a standout, boasting a massive island, abundant storage, an appliance garage, and a broom closet. The sun-filled family room features a wood-burning fireplace. French doors (with blinds in the windows) from both the kitchen and primary bedroom lead to an expansive back deck. Outdoors, enjoy a low-maintenance yard with a vinyl rear fence with sliding gate, a gas firepit, and a side yard that gets beautiful morning light--perfect for coffee time or maybe a little herb or flower garden. Parking is no issue with a large detached garage 30 x 24 x 22 (approx) featuring 220V service and a 17' RV parking pad. There is also a convenient front driveway, the only one in the cul de sac! The walkout lower level provides great versatility with the spacious front entrance, walk in closet, 2 bedrooms, laundry room, workshop space off the gym area (this could easily be converted into a family room). Plus, enjoy peace of mind with a newer furnace (2018), Pex plumbing, upgraded insulation. With extensive decking, a circular staircase, and thoughtful upgrades throughout, this home is truly special. Book your showing today! (id:6769)

Living room 13.25 Ft x 18.25 Ft

Dining room 9.83 Ft x 11.17 Ft

Kitchen 15.50 Ft x 13.67 Ft

Primary Bedroom 25.33 Ft x 11.08 Ft

3pc Bathroom Measurements not available

Bedroom 11.75 Ft x 14.83 Ft

Bedroom 11.58 Ft x 8.83 Ft

Exercise room 12.83 Ft x 24.83 Ft

Laundry room 6.58 Ft x 9.08 Ft

Office 6.58 Ft x 5.42 Ft

Furnace 8.00 Ft x 3.58 Ft

3pc Bathroom Measurements not available

Listing Presented By:



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