



# 1007 Hunterston Place Calgary Alberta

\$598,800

An exceptional quiet cul-de-sac location in the sought after west side of Huntington Hills! This bright and spacious upgraded air-conditioned bungalow features over \$41,000.00 in upgrades over the years, such as all the windows, front and back doors, carpet on both levels, vinyl plank flooring, roof shingles, base boards, lighting plus the sewer line from the house to the City of Calgary main. The lower two-bedroom illegal suite has also been recently upgraded and just requires legal egress windows in the bedrooms. This home features a spacious L-shaped living and dining room featuring large windows that open for ventilation. The spacious country eat-in kitchen is perfect with its wood cabinetry, eating nook and vinyl plank flooring. Primary bedroom would fit a king bed and features a two-piece ensuite bathroom. Two additional bedrooms and four-piece main bathroom. Large bright back entry with stairs to the lower landing and laundry area. Two access doors open to the illegal suite. The bright lower living room and dining area feature natural light from the egress window. The bright lower kitchen features upgraded lighting, coordinating counters and backsplash, fridge, stove and hood fan. The two large lower bedrooms only require legal egress windows. Three-piece lower bathroom. The south backyard features a large, covered patio area that makes this perfect when entertaining. An oversize concrete pad with retaining walls for your future garage development. This move-in ready home is located on a tree-lined street only a short walk to the Huntington Hills Community Centre. Huntington Hills is known for one of Calgary's best neighbourhoods and living in this sought after community you will benefit from convenient transit options plus quick access to major roads such as Deerfoot Trail and Centre Street for commuting to work, nearby shopping and travel. There is plen...

Living room 14.67 Ft x 12.67 Ft

Dining room 12.67 Ft x 12.25 Ft

Kitchen 7.83 Ft x 7.33 Ft

Bedroom 12.75 Ft x 11.67 Ft

Bedroom 11.33 Ft x 10.58 Ft

3pc Bathroom Measurements not available

Dining room 8.50 Ft x 8.42 Ft

Other 15.50 Ft x 11.00 Ft

Primary Bedroom 12.08 Ft x 12.00 Ft

Bedroom 11.42 Ft x 8.83 Ft

Bedroom 11.42 Ft x 8.67 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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