



# 6605 Huntridge Hill Calgary Alberta

\$465,000

Discover practical comfort and great value in this well-designed Huntington Hills bi-level duplex. With almost 2,000 square feet of developed living space and no condo fees, this home provides plenty of room for families or anyone seeking affordability without compromising on quality. Step inside and you'll notice the vaulted ceilings and hardwood floors, creating an open and inviting atmosphere that feels both spacious and welcoming. At the center of the home is a functional galley-style kitchen with extended wood cabinetry, offering plenty of storage for all your cooking needs. The eat-up peninsula island and tiled backsplash add style and convenience, making meal prep and casual dining a breeze. The dining area opens onto a spacious east-facing deck, making it the perfect spot for enjoying your morning coffee or hosting a weekend barbecue while taking in the sunrise. Down the hall, the main level features three comfortable bedrooms, each with a walk-in closet for added storage. One of these rooms provides direct access to the spacious west-facing yard, making it ideal for a home office or flexible family space. A well-maintained full bathroom with a tiled surround serves the main floor, offering both style and practicality. Head downstairs to a bright and spacious family room with plenty of natural light. This level also includes a large 4th bedroom, lots of practical storage space, and a clean, well-kept full bathroom with a walk-in corner shower. The thoughtful layout makes it easy to enjoy both comfort and convenience throughout the home. Step outside to a generous backyard that offers great value and practical features for everyday living. Enjoy attractive landscaping, a patio pathway, and a cozy sitting area perfect for relaxing or entertaining during summer evenings. There's a convenient gas line for your firepit or barbecue, and the yard has plenty of spa...

Bedroom 15.83 Ft x 14.92 Ft

Family room 20.17 Ft x 15.75 Ft

Laundry room 9.25 Ft x 18.25 Ft

3pc Bathroom 9.08 Ft x 4.58 Ft

Bedroom 8.08 Ft x 11.08 Ft

Bedroom 8.08 Ft x 12.08 Ft

Bedroom 9.17 Ft x 15.58 Ft

4pc Bathroom 5.00 Ft x 7.08 Ft

Living room 12.50 Ft x 16.58 Ft

Kitchen 8.00 Ft x 8.08 Ft

Dining room 8.42 Ft x 8.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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