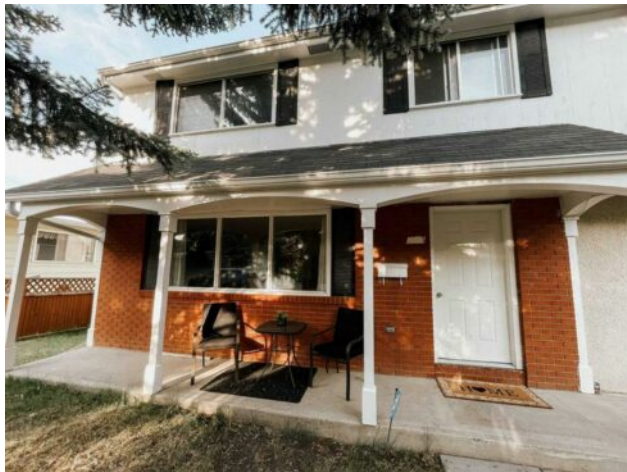


7120 Hunterville Road NW
Calgary, Alberta

MLS # A2204867



\$500,000

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,513 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad, Unpaved		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Backyard shed, fire pit

DISCOVER YOUR DREAM HOME! Nestled in the heart of the sought-after community of Huntington Hills, this stunning 4-bedroom, 2-bathroom home is a modern masterpiece offering cozy country vibes. With over 2200 square feet of thoughtfully designed living space, prepare to be amazed from the moment you step inside! Your jaw will drop at the sight of brand new appliances, fresh designer paint, and gleaming new flooring throughout. The show-stopping living room features a dramatic picture window that floods the space with natural sunlight, creating an atmosphere of warmth and welcome. Upstairs, you'll discover three generously-sized bedrooms with ample closet space and a 4-piece bathroom featuring a new Bath Fitters tub/shower combo. The partially finished basement is your blank canvas, boasting another large bedroom, luxury vinyl flooring, built-in storage solutions, and new LG stackable washer/dryer – imagine the possibilities! Step outside to your entertainment paradise, where a built-in fire pit sets the stage for unforgettable gatherings. The property offers incredible potential with three parking pads in the backyard, providing ample space to build a garage (permit permitted and city approval), while the classic brick exterior + front porch delivers enviable curb appeal. Living in Huntington Hills means you're part of a vibrant community, with parks, schools, and amenities just steps away. This isn't just a place to live; it's an opportunity to dive into home ownership and create lasting memories. There are countless more features to discover, but you'll have to see them for yourself – properties this perfect don't last long in today's market! Book your showing today and make this dream home yours!