



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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461 78 Avenue NE
Calgary, Alberta

MLS # A2233378



\$580,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, Low Maint		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Skylight(s)		

Inclusions: Desk and Bookcase in the Main Floor Bedroom, Gazebo, and Lawnmower

Price Reduced!! Motivated to Sell!! Welcome to this warm and inviting home in the desirable community of Huntington Hills. Amazing curb appeal with durable hail resistant acrylic stucco exterior! This beautiful home is situated on a convenient street and shows pride of ownership throughout! The main floor features elegant hardwood flooring, a living room with gas fireplace and bay window, primary bedroom with large cedar lined solarium with skylights overlooking your private oasis, second bedroom, newly renovated 3-piece main bathroom with cheater door to the primary bedroom, a spacious kitchen with gas stove, built-in microwave hood fan, ample oak cabinets, dining room, and mudroom that leads to the large deck and your own private oasis. The basement is fully finished and includes a spacious recreational room with brick-facing fireplace, generous-sized den/flex room which can be used as a guest room, 4-piece bathroom, large closet/storage room, and additional storage in the laundry/utilities room. The recreational room can be converted to a teenager's dream bedroom or a second primary bedroom. Plenty of natural light throughout. The low maintenance South-facing backyard is fully fenced and landscaped with a large deck, beautiful flower garden and gazebo, perfect for barbecues and relaxing on long summer days. Truly a Gardener's Paradise with at least 100 plants and lilac bushes! The oversized single detached garage is a mechanic's dream, fully finished, and heated! Recent upgrades include brand new bathroom on the main floor (bathroom renovations taken to the studs cost over \$30,000), hardwood flooring in the primary bedroom professionally installed, and the solarium wall below the four windows has been waterproofed (the solarium is well insulated with no leaking). Just steps to Alex Munro School, St.

Hubert Elementary School, and is a short walk to Centre Street, John G. Diefenbaker High School, Sir John A. Macdonald School, and St. Helena School. Less than 5 minutes drive to Deerfoot Trail, Catherine Nichols Gunn School, Hunterhorn Plaza, Save-On Foods, Starbucks, Deerfoot City, Walmart Supercenter, The Real Canadian Superstore, Thornhill Aquatic & Recreation Centre, and much more! Easy access to major thoroughfares, parks, shopping, and amenities. Bus Routes 4, 5, and 20 are just steps away from your door. Great home for families and people looking to downsize! Priced \$40,500 below assessed value! Don't miss this opportunity to own this beautiful home!!