

\$679,900 - 616 Hunterston Bay Nw, Calgary

MLS® #A2200013

\$679,900

3 Bedroom, 2.00 Bathroom, 2,145 sqft
Residential on 0.16 Acres

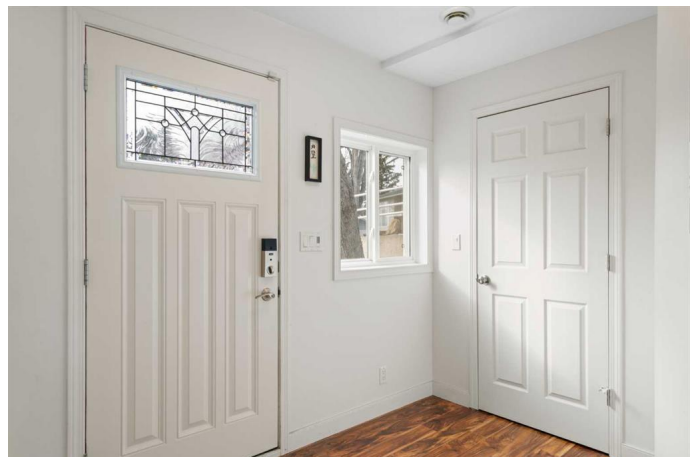
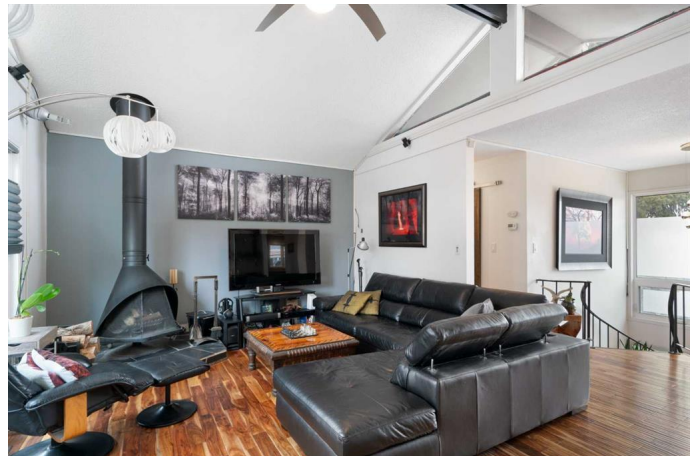
Huntington Hills, Calgary, Alberta

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!

Built in 1969

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2200013 |
| Price | \$679,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,145 |
| Acres | 0.16 |
| Year Built | 1969 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 616 Hunterston Bay Nw |
| Subdivision | Huntington Hills |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 4N1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Wine Refrigerator |

| | |
|-----------------|--------------------------|
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Fire Pit |
| Lot Description | Pie Shaped Lot |
| Roof | Asphalt/Gravel |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 24 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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