

# \$499,900 - 35 Huntstrom Place Ne, Calgary

MLS® #A2213954

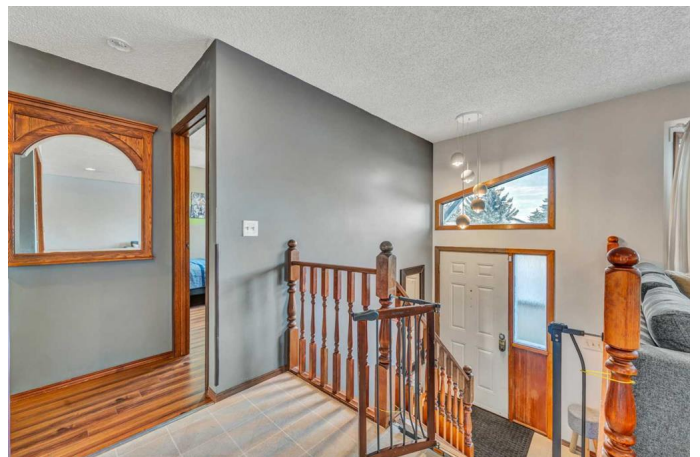
**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.23 Acres

Huntington Hills, Calgary, Alberta

ALMOST ¼ ACRE LOT CREATING A MASSIVE BACKYARD OASIS! QUIET CUL-DE-SAC | PIE LOT | 4 TOTAL BEDROOMS | OVERSIZED DOUBLE DETACHED GARAGE | FANTASTIC LOCATION WITHIN WALKING DISTANCE TO EVERYTHING! Calling all Handymen & Handywomen, your opportunity to flip or add sweat equity on this 4 bedroom bi-level on a massive almost ¼ acre pie shaped lot within a quiet cul-de-sac! Outstandingly located in the family-friendly community of Huntington Hills within walking distance to West Nose Hill Park, an off-leash dog park, Hunstrom Field, numerous schools, shops, restaurants and several transit options. Just a 15 minute drive to downtown too! Beautiful cascading lighting graces the foyer welcoming you home. Bayed windows stream natural light into the inviting living room while updated recessed lighting illuminates the evenings. The kitchen is well laid out with a plethora of cabinet and counterspace and stainless steel appliances. Designer lighting adorns the adjacent dining room for a chic place to gather with family and guests. Patio sliders lead to the covered rear deck encouraging a seamless indoor/outdoor lifestyle. This level is also home to 3 spacious and bright bedrooms and a 4-piece bathroom. Convene in the huge rec room in the finished basement for media, games, work, fitness, play and more. A 4th bedroom and another full bathroom further add to the versatility of this lower level. The massive backyard is an



outdoor loverâ€™s dream with endless space for casual barbeques and lazy weekends lounging on the deck or patio. Gather around the built-in firepit for long summer nights roasting marshmallows under the stars. Kids and pets will swoon over the seemingly infinite amount of grassy play space plus a paved parking pad enticing impromptu hockey and basketball games. An OVERSIZED double detached garage safely keeps vehicles out of the elements. Unsurpassably located within walking distance to everything plus just a 3 minute drive to Deerfoot City. Truly an unsurpassable location for this well cared for home ready for you to make your own!

Built in 1985

### Essential Information

MLS® #	A2213954
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,205
Acres	0.23
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	35 Huntstrom Place Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5V9

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Oversized, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Recessed Lighting, Soaking Tub, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	April 25th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	LPT Realty
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