

**102 Huntham Place NE  
Calgary, Alberta**

**MLS # A2280773**



**\$625,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance		
<b>Inclusions:</b>	n/a		

WELCOME TO YOUR NEW HOME! Situated on a quiet corner lot at the start of a cul-de-sac, this beautifully updated 4-bedroom, 3-bathroom BUNGALOW offers the perfect blend of functionality, style, and outdoor living — all in one of Calgary's most established communities. LOCATION, LOCATION, LOCATION! The main floor welcomes you with an open, airy layout that makes both daily living and hosting effortless. A cozy wood-burning fireplace anchors the living space, while the spacious kitchen is designed for connection, featuring an extended island with seating, ample prep space, and brand new appliances — ideal for everything from busy mornings to weekend get-togethers. The primary bedroom includes its own private 2-piece ensuite and generous closet space, while two additional main-floor bedrooms and a full bathroom provide plenty of room for family, guests, or a home office setup. Downstairs, the fully finished basement expands your living options with space for a rec room, home theatre, gym, or entertainment space. A built-in bar makes this level perfect for entertaining or relaxing after a long day. Out back, you'll find a true backyard retreat with a covered concrete patio and built-in brick grill or potential pizza oven — ready for summer BBQs, evening hangouts, and hosting friends year-round. Add in the double detached garage, fresh paint throughout, thoughtful upgrades from top to bottom, BRAND NEW HOT WATER TANK and this home is truly move-in ready. Located just steps from Calgary Transit, Beddington Mall, schools, parks, and pathways, this home offers unbeatable convenience without sacrificing community charm. And yes — you even get your very own "Grandmother Willow" tree for added character and shade. This is a home that's been designed to be lived in and

loved. Come see it for yourself — book your private showing today.