

# 1486 Hunterbrook Road N.W.



Fabulous bilevel – fully renovated and updated – in a quiet location backing to a park. Enjoy the new maple kitchen, hardwood, 2 fireplaces, remodeled baths, full appliance package, “mechanic’s garage”



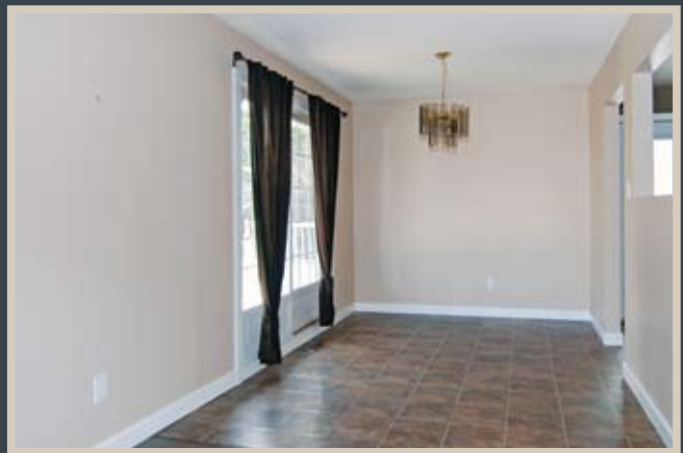
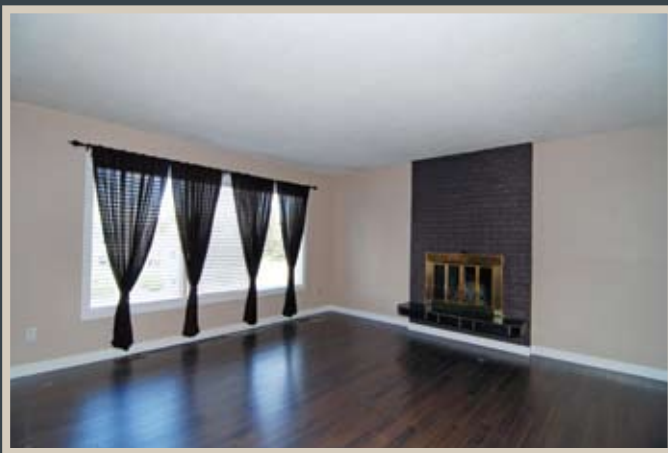
*Ellyn Mendham &  
Tom Westcott*  
realtors®



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Gorgeous dark-stained hardwood highlights the living and dining rooms. The wood-burning fireplace is perfect for cool evenings. Patio doors open to a large deck – perfect for outdoor entertaining.



The kitchen has been opened to the living and dining rooms. Lovely light maple cupboards plus new flooring and countertops make this kitchen a cook's dream.



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There are 3 bedrooms upstairs plus a fully finished lower level which features a fourth bedroom and new full bath, family room, and a home office.



A lovely home in a great location. The surrounding green space offers privacy and a country – like feeling.



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<i>Address</i>	<b>1486 HUNTERBROOK RD NW,</b>			<i>Price</i>	<b>\$369,900</b>
<i>District</i>	<b>Huntington Hills A - 505</b>			<i>Mortgage</i>	<b>T.A.C.T.</b>
<i>Salesperson</i>	<b>Ellyn Mendham &amp; Tom Westcott</b>				
<i>Phone</i>	<b>403 259 4141</b>				
Lot	49.6' X 110'	Ext Fin	Vinyl	<i>RPR / Year</i>	<b>Refer to Lister</b>
Landscap	Yes	Heating	1 - F.A.	<i>Compliance / Yr</i>	<b>Refer to Lister</b>
Fenced	Yes - Back yard	Flooring	Hardwood, Lino,Laminate	<i>Zoning</i>	<b>R - C1</b>
Style	Detch / Blevl	Home Size	1173 sf (109 m2)	<i>Taxes 2009</i>	<b>\$1,947</b>
Age	1971	Fireplace	2 - LR & FR	<i>L. I. Levy</i>	<b>None Known</b>
Living Rm	14'1" x 13'10"	Laundry	Down	<i>Rooms</i>	<b>6 / 3</b>
Dining Rm	11'6" x 8'8"			<i>Possession</i>	<b>15 Days / Neg.</b>
Kitchen	11'6" x 11'6"				

Bathrooms 2.0 - Main - 4pce. Down - 4 pce.  
Bedrooms 3 - Master (11'6" x 10'6"), 2nd (11'10" x 9'10"), 3rd (9'10" x 12'2")  
Basement Developed - Family Room, 4th Bedroom, Office, Bathroom  
Garage Double Detached, Plus RV Parking  
Included Stove, Refrigerator, Built-in Dishwasher, All Window Coverings, Washer & Dryer, Garage Door Opener & 1 Control, Alarm System Hardware

**Remarks** *FABULOUS FULLY UPDATED AND RENOVATED BILEVEL. Great location BACKING TO A PARK. This home boasts gorgeous HARDWOOD floors, a NEW MAPLE KITCHEN opened up to the living area, a wood-burning FIREPLACE, renovated 4 piece bath up and a NEW 4 PIECE BATH down, FULLY FINISHED lower level offering a family room, fourth bedroom, utility/storage area, and a HOME OFFICE complete with desk. Fully equipped kitchen, washer and dryer, central vacuum system with attachments. The home has been completely resided and roof shingles are brand new. The garage features 220 wiring and a compressor.*

Owner Weichert Relocation Canada ULC      Appointments Lister      Leni      CBS

Listed by: **RE/MAX Realty Professionals**

**Deposits to Listing Company - Listing company to do Conveyancing**

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.

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