



GRASSROOTS
REALTY GROUP

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36 Hooke Road SW
Calgary, Alberta

MLS # A2225727



\$819,900

Division:	Haysboro		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,121 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, T		

Heating: Baseboard, Boiler, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Excellent Location for this West side Haysboro 4 level split. The private yard is quiet with large side and rear decks and mature landscaping. The bright open concept living room, kitchen and dining room have been redone and the wood burning living room fireplace provides a cozy ambience. Many upgrades include new electrical, living room skylight, redone kitchen with island, granite countertops, custom cabinets with built in stove and cooktop, ss fridge and dishwasher and refinished hardwood, many windows were also replaced. The large east deck is accessed through french doors off the dining area. There is 1650 sq feet of developed living space including the 3rd level which has a Family room with gas fireplace and a walk out to the back yard, as well as a 4th bedroom and 3 piece bathroom. The 4th level is a large open space that makes a great play room or games room or could be further developed as needed. The oversized double garage in the back provides room for 2 full sized vehicles as well as storage. The proximity to shopping, transit, schools and parks make this an ideal neighborhood to call home. Listing Realtor is related to seller and has an interest in the property