



**GRASSROOTS**  
REALTY GROUP

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103 Haverhill Road SW  
Calgary, Alberta

MLS # A2229912



**\$749,000**

Division:	Haysboro		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,142 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Garden		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: none

Welcome to your new home in West Haysboro! This beautifully renovated place blends modern updates with classic charm and sits on a quiet street surrounded by mature trees. From the moment you pull up, you'll notice the warm, welcoming vibe. Inside, you've got nearly 1,500 sq ft of open, functional living space with 3 good-sized bedrooms and 2 full bathrooms. The layout is bright and open with big windows letting in tons of natural light, plus pot lights to keep things cozy in the evening. There are lots of custom touches throughout—like luxury vinyl plank flooring, quartz counters, a stylish backsplash, custom millwork, and a fireplace that makes the living room feel extra homey. The kitchen is fully updated with high-end appliances that make cooking easy and enjoyable. Outside, the south-facing backyard is private and perfect for relaxing, hosting BBQs, or just enjoying the sunshine. You'll also love the oversized double garage with plenty of space for parking and storage. Big-ticket items have been taken care of too: high-efficiency furnace, hot water tank, newer roof and windows—so you can move in without the stress. The location is super convenient—just minutes to Heritage C-Train Station, shops, restaurants, and parks. Plus, you're close to great schools like Henry Wisewood High, Woodman Jr. High, and Haysboro Elementary, and just a short walk to the Glenmore Reservoir pathways. This home really has it all—style, space, and location. Come check it out before it's gone!