



GRASSROOTS
REALTY GROUP

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**9 Harley Road SW
Calgary, Alberta**

MLS # A2232487



\$819,000

Division:	Haysboro		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,037 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Crown Molding, Granite Counters, Kitchen Island, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Hot tub

Welcome to this beautifully updated 4-level split tucked away on a tree-lined street in desirable Haysboro. From the moment you arrive, the lush front yard and mature trees set a tone of tranquility and privacy. Inside, the home is bathed in natural light from expansive north and south-facing windows, creating a warm, inviting atmosphere across every level. On the main floor, you'll find an open-concept kitchen with timeless white cabinetry, crown molding, stainless steel appliances, and a central island with breakfast bar seating and a second sink. A sunny south-facing window above the main kitchen sink offers a perfect view of the backyard. Just steps away, the dining area features another large window overlooking the backyard. The bright, spacious living room faces north and provides plenty of room for relaxing or working from home. Upstairs, you'll find two generous bedrooms and a full 4-piece bathroom. Each bedroom offers a cozy retreat, with one enjoying lovely north-facing light and the other perfectly sized for guests, kids, or a home office. The lower level includes in floor heating throughout, a large family room—ideal for movie nights or entertaining—along with a dedicated laundry area and a convenient 2-piece bathroom. Downstairs, which also includes in floor heating, the private primary bedroom truly shines. Behind elegant double doors, you'll discover a peaceful bedroom complete with a spacious walk-in closet and a beautifully designed 3-piece ensuite featuring a striking stone sink, steam shower and sleek modern cabinetry. A bonus den on this level adds extra flexibility—perfect as a home office, workout space, or reading room. Now, let's talk about the backyard—because it's truly something special. Step out to a stunning outdoor living space that's been thoughtfully curated for relaxation and

enjoyment. A custom-built pergola adds architectural interest and dappled shade over the aggregate patio, which easily accommodates both dining and lounge areas. Whether you're enjoying a quiet evening under the stars or hosting summer get-togethers, the space invites you to stay awhile. The hot tub, privately tucked beside the garage, offers year-round enjoyment and feels like your own personal spa. The yard itself is fully fenced, beautifully landscaped, and includes mature trees, garden beds, and plenty of room for pets or kids to play. It's private, sunny, and incredibly inviting. To top it all off, there's an oversized double detached garage with alley access, offering ample room for vehicles, storage, or even a workshop setup. Located in the established community of Haysboro, you're just minutes from Glenmore Landing, Heritage Park, transit options, schools, and Calgary's extensive pathway system. It's a neighborhood known for its sense of community, mature trees, and central location. Don't miss your chance to own this one-of-a-kind home in one of Calgary's most sought-after neighborhoods. Book your private showing today!