



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

15 Hoover Place SW
Calgary, Alberta

MLS # A2244371



\$849,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,034 sq.ft. | Age: | 1958 (67 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Off Street, Single Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Interior L | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar | | |

Inclusions: N/A

Tucked on a quiet cul-de-sac street in the heart of Haysboro, this renovated bungalow strikes the perfect balance of cozy charm and modern confidence. Whether you're upsizing, downsizing, or buying for the 1st time, this home brings comfort, personality, and practicality all in one package. Step inside and feel instantly at home. The open concept living room welcomes you with a sleek electric fireplace, and a large window in the sitting area that fills the space with light. The kitchen is made for connection and convenience. Cook up a storm with the gas range and oven, serve snacks or wine at the quartz breakfast island, or cozy up for meals over in the breakfast nook. Modern light fixtures peppered throughout the home. The main floor offers two generous bedrooms, including a primary retreat that overlooks the private backyard. The ensuite bathroom is spa-like without being fussy—featuring a glass-enclosed shower and crisp, modern finishes. A second bedroom with bay sitting window perfect for reading, an another full 4-piece bathroom finishes of the main level. Head downstairs to a fully developed 860 sq ft basement that's ready for whatever you need—movie nights, workout sessions, or an escape from that one group chat that never stops buzzing. There are two more bedrooms, another 4-piece bath, and a wet bar with quartz countertops and a bar fridge plus the basement laundry room level out the finished basemnet with comfort and practicality. Step out back and fall in love with the private backyard, a built patio that is perfect for BBQs, firepit hangs, or just soaking up the sun while pretending you're a plant. There's lots of lawn and a garden for kids, or dogs,. And with an oversized single detached garage—you've got room for your vehicle, tools, and bike. All of this in a neighborhood that's just minutes to schools,

shopping, transit, and the community center.