



**GRASSROOTS**  
REALTY GROUP

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1327 87 Avenue SW  
Calgary, Alberta

MLS # A2254113



**\$824,900**

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Mainten		

Heating:	Baseboard
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Mixed
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Welcome to this extensively upgraded 5 bedroom 2 bathroom bungalow in the desirable SW community of Haysboro. The perfect family home walking distance to Glenmore Reservoir! Open concept main floor and kitchen has been fully renovated and features an extra long island and high-end appliances. Tackle the holidays with a dual oven! The basement was recently renovated and is complete with wet bar and plush carpets perfect for a recreation room or kids play area. Enjoy hot water on demand, upgraded plumbing and soft water that extends the life of your fixtures and plumbing. Brand new 6 foot wood fencing completes the beautiful private yard with massive mature trees. The yard is completely landscaped and equipped with underground sprinklers front and back. RV owners will love the extra long driveway on the side of the house leading to your oversized single detached garage. Alley access, ample street parking on a super quiet road. New blinds throughout! Walking distance to schools, shopping and easily accessible to Glenmore Trail. This house has been lovingly owned and it shows. Book your showing today! Quick possession available.