



GRASSROOTS
REALTY GROUP

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

51 Holden Road SW
Calgary, Alberta

MLS # A2254575



\$739,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, Skylight(s), Stone Counters		

Inclusions: See Appliances

This one-of-a-kind character bungalow with 2000 Sf of developed living space and oversized single detached garage is perfectly situated in the highly sought-after community of West Haysboro. If you're looking for a home that truly makes an impression, this is the one. Set on a massive, treed lot with both front and back lane access, the property boasts expansive front and rear decks, ideal for relaxing or entertaining. Inside, the main level welcomes you with double front doors leading into a spacious family room filled with natural light from the oversized windows (complete with Hunter Douglas blinds). The adjoining dining area features a vaulted ceiling and classic oak hardwood floors. The updated kitchen showcases slate tile, custom concrete countertops, a glass subway tile backsplash, a Bosch gas range, garburator, and an LG French door fridge with ice and water. The primary suite is a true retreat, with a vaulted ceiling, skylight, spa-inspired ensuite with a deep soaker tub, and private patio doors. The lower level expands your living space with a massive family room, a full 4-piece bathroom, a second bedroom, and an oversized third bedroom. Out back, the west-facing yard with its full-width deck is perfect for summer gatherings. Recent upgrades include: Roof (2021) Attic insulation (2018) Skylight (2021) Basement windows (2021) Primary bedroom windows (2020) All this just minutes from Glenmore Park, Chinook Mall, Heritage Park, Rockyview Hospital, 14th Street SW, and Glenmore Trail.