



**GRASSROOTS**  
REALTY GROUP

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**104 Haysboro Crescent SW  
Calgary, Alberta**

**MLS # A2257795**



**\$724,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Haysboro               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,270 sq.ft.           | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.17 Acre              |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot         |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Kitchen Island |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

At 1,270 square feet above grade, 104 Haysboro Crescent has one of the largest single level floor plans in WEST Haysboro, 3 + 2 bedrooms, and 2335 square feet of developed living space. The south facing lot is expansive, with 7,233 square feet orientated for privacy. Upon entry you will notice the 3/4 inch oak hardwoods floors, formal living plus dining spaces, fireplace, and picture windows. Kitchen is pristine with solid wood cabinets, island, endless storage, good quality appliances, and a bay window that overlooks the wonderful yard + mature landscaping. The 3 big bedrooms on the main level are anchored by a renovated 4 piece bath with stacked washer/dryer for added convenience. Lower level is fully developed and adds 2 bedrooms with new egress windows, wide plank floors, rumpus room, 3-piece bath, workshop, and washer/dryer. With approval from the City of Calgary, this space could be suited for extra income or multi-generational living. Don't miss the DOUBLE DETACHED garage, incredible location which is steps from schools, playgrounds, an easy walk to endless amenities at Glenmore Landing, the reservoir, and transit. Not many homes come for sale at this size and quality.