



GRASSROOTS
REALTY GROUP

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85 Hanover Road SW
Calgary, Alberta

MLS # A2259963



\$799,000

Division:	Haysboro		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,476 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s)		

Inclusions: outdoor shed, hood fan (as is) , garage heater (as is)

Open House: Sat, Sept 27, 2-4 pm | CHARMING WEST HAYSBORO HOME ON AN EXPANSIVE LOT | Welcome to this rare and expanded three-level split home, offering spacious family living in a sought-after West Haysboro location, nestled on a massive southwest-facing pie lot! The bright main floor features an open-concept great room with soaring vaulted ceilings and large windows that flood the space with natural light and offer peaceful, leafy views — a true rarity for homes of this vintage. The kitchen, open to the living and dining areas, is perfect for busy family life, with ample storage, generous counters, and a convenient breakfast bar. Adjacent to the kitchen, you’ll find a large utility and mudroom with plenty of extra storage, making organization a breeze. Upstairs, there are three comfortable bedrooms and an updated family bathroom, while the versatile lower level hosts a spacious fourth bedroom, additional living space, and a 3-piece bathroom — ideal for guests, a home office, or a playroom. The sprawling 9,138 sq ft pie lot creates a backyard oasis, perfect for outdoor entertaining, gardening, or simply relaxing in privacy. This home also boasts a double garage with RV parking, making it perfect for multiple vehicles or outdoor toys. Situated on a beautiful, tree-lined street, it’s within walking distance to schools, parks, amenities, and green spaces — making it an ideal spot for families seeking both comfort and convenience. Don’t miss this incredible opportunity to own a charming, spacious home in a highly desirable neighbourhood. Schedule your viewing today!