



GRASSROOTS
REALTY GROUP

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4 Harvey Place SW
Calgary, Alberta

MLS # A2267449



\$739,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Garden		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: none

Exceptional bungalow in Southwest Calgary's sought-after Haysboro, just blocks from the C-Train, parks, and top-rated schools. This newly renovated home offers an OPEN CONCEPT main floor with three spacious bedrooms, a designer bathroom, and a stunning gourmet kitchen featuring a large island, quartz countertops, and premium finishes. The living area showcases a WOOD BURNING FIREPLACE and recessed lighting, creating a warm and contemporary atmosphere. The FULLY FINISHED BASEMENT with SEPARATE SIDE ENTRY provides excellent SUITE POTENTIAL (subject to city permits), featuring two additional bedrooms, a full bath, and a generous living area perfect for extended family or rental income. Outside, enjoy a HUGE PRIVATE BACKYARD, a large deck ideal for entertaining, and an oversized double detached garage. Situated on a quiet cul-de-sac in the heart of Haysboro, this home offers a perfect blend of style, function, and location, with excellent nearby schools including Haysboro Elementary, Woodman Jr High, Henry Wise Wood High, and Our Lady of the Rockies High School.