



GRASSROOTS
REALTY GROUP

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**100 Haysboro Crescent SW
Calgary, Alberta**

MLS # A2271169



\$749,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot, Private		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Tankless Hot Water		
Inclusions:	Fridge with keg lines in basement		

This stunning, fully renovated bungalow offers exceptional quality and style throughout. Taken down to the studs in 2018, the home features updated electrical, plumbing, roofing, windows, furnace, and so much more—every detail has been thoughtfully upgraded. The gorgeous chef-inspired kitchen showcases a massive granite island, tons of custom cabinetry, sleek stainless steel appliances, and a built-in tap system ready for kombucha, beer, or cider. The spacious primary bedroom includes a generous walk-through closet that leads to an impressive cheater ensuite/main bath, complete with a deep soaker tub, commercial-grade steam shower, double sinks, and granite countertops. Hot water on demand ensures you’ll never run out. A second bedroom is perfect for children, guests, or a home office. Custom built-in storage can be found throughout the home, adding convenience and function to every space. The open-concept living and dining areas flow seamlessly from the kitchen and feature a beautiful gas fireplace—ideal for cozy evenings. Comfort is guaranteed year-round with a high-efficiency furnace, upgraded insulation, and central A/C. The fully renovated lower level offers a massive open layout, another elegant gas fireplace, a three-piece bathroom, and abundant custom storage, with ample space to add an additional bedroom if desired. The insulated, drywalled double detached garage is equipped with its own gas heater, keeping it warm in every season. Outside, the expansive south facing backyard features exposed aggregate walkways, a large patio, and plenty of room for kids and pets to enjoy. Situated on a quiet street in desirable West Haysboro, this home offers quick access to the Glenmore Reservoir and pathways, excellent schools, parks, Glenmore Landing shops and restaurants, Rockyview Hospital, and a nearby dog park just steps

away. This location has great access to roads in every direction and also close to transit. Book your private showing with your favourite REALTOR®—you’re sure to fall in love!