



GRASSROOTS
REALTY GROUP

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114 Hallbrook Drive SW
Calgary, Alberta

MLS # A2273074



\$599,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,131 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement Freezer, Basement Microwave

Welcome Home! There is still time to move in be CHRISTMAS! Priced over 70K below the city assessment. This charming 1958 bungalow is located on one of West Haysboro's best streets. On a 60'x100' lot with a south-facing backyard! Original oak hardwood floors lend a warm & authentic feel to the main level. Featuring a spacious living room with a bay window, leading you into the dining area next to the kitchen, which has been updated with maple cabinetry and a thoughtful layout. Down the hall, you'll find three inviting bedrooms—one opening to a private deck—complemented by a full bathroom. Head downstairs to the basement to a large rec room, another full bathroom, a separate bar area, and a living room. This space is perfect for entertaining or hosting guests. There is also plenty of storage! The backyard is your own private sanctuary, filled with mature trees, garden space, patio area, and deck. Walk to schools, LRT, Glenmore Landing shopping, and Rockyview Hospital. Enjoy Haysboro's parks, playgrounds, tennis, rink—plus Glenmore Reservoir trails & Heritage Park. Reach out to your favorite realtor and book a private viewing today. It's a move you'll be glad you made.