



**112 Hanover Road SW  
Calgary, Alberta**

**MLS # A2302268**



**\$1,298,800**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,521 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Wired for Sound		
<b>Inclusions:</b>	In Ceiling Speakers		

This truly is your dream house!!! 5 bedroom, 3.5 bathroom, two-story detached home located in Calgary SW community. This spacious residence offers a total developed area of over 3400 square feet. The interior showcases a contemporary and elegant design, featuring stunning oak hardwood flooring and 9-foot ceilings throughout. The kitchen is a true masterpiece, adorned with matte white shaker cabinetry, quartz countertops, a striking Moroccan-style back painted glass tiled backsplash, a pantry, a huge island, and top-of-the-line stainless steel appliances including a stand alone fridge and separate stand alone freezer. Ascending the open riser stairway with glass railing to the upper level, you will find a well-appointed laundry room, a stylish 4-piece bathroom, and three inviting bedrooms, including the expansive primary suite. The primary suite is accompanied by a generously sized walk-in closet and a luxurious 5-piece ensuite featuring a freestanding tub and dual vanities, adding a touch of opulence to your daily routine. The basement is fully finished and offers additional living space, including a recreation room, two extra bedrooms, and another 4-piece bathroom. Enhancing the overall appeal of this remarkable home, the exterior features lush landscaping, a convenient double garage, & central air conditioning, providing comfort and convenience year-round. Other upgrades include 8 ft doors, water softener, in ceiling speakers and heated floors in upstairs bathrooms. In summary, this exceptional trophy like residence combines spaciousness, contemporary elegance, and meticulous maintenance, creating an inviting and comfortable living environment. Note the double garage has extra ceiling storage that can be accessed via an access door off the rear deck of the house. You can earn \$5,000+ in monthly rental income. Close proximity to 4

amazing parks within walking distance, this luxury residence is truly your ultimate paradise.