



**40 Henefer Road SW
Calgary, Alberta**

MLS # A2303282



\$725,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Sloped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: Shed

Welcoming and filled with natural light, this bright Haysboro home is built for everyday comfort and effortless entertaining. The open-concept main floor features refinished original hardwood, and a spacious living room, with large bay window, - perfect for hosting friends and relaxing together. The modern kitchen offers quartz countertops, stainless steel appliances, and updated lighting—ideal for quick breakfasts and easy weeknight meals—while the generous dining area is ready for memorable dinner parties. Upstairs, you’ll find two bedrooms, two full 4-piece bathrooms (including an ensuite with a gorgeous walk-in shower), plus convenient upper-floor laundry. Downstairs is where movie nights truly shine: a spacious rec room with a wood-burning stove creates the ultimate cozy setting to curl up, hit play, and enjoy a fireside film night. The lower level also includes two more large bedrooms, excellent storage, and a third full bathroom finished with quartz countertops. Outside, the expansive west-facing backyard is a tiered, ultra-private retreat with mature greenery and loads of room to garden, host epic BBQs, and let the kids run free. With a quiet location within walking distance to the LRT for a quick downtown commute, residents also enjoy easy access to Chinook Centre, Glenmore Reservoir pathways, schools, parks, and many everyday amenities—making this home an ideal place to raise a family and entertain—inside and out. *Notable mentions - Furnace, December 2024. Dryer 2023 and Dishwasher 2026. *** IGuide available upon request. :)