



**15 Hamlet Road SW
Calgary, Alberta**

MLS # A2303794



\$829,900

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|------------------|---|---------------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,234 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached, Driveway | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home | | |

Inclusions: N/A

Welcome to this beautifully updated bungalow located in the highly desirable community of Haysboro, close to schools, playgrounds, the C-Train station, Heritage Park, tennis courts, outdoor hockey rinks, the Rockyview General Hospital, Chinook Centre, restaurants and the pathway systems around the Glenmore Reservoir. This well-maintained bungalow has seen many updates over the years including the kitchen, bathrooms, flooring and the addition of a third bedroom on the main floor. The bright and inviting main level features hardwood flooring, stainless steel appliances, granite countertops and a functional layout ideal for family living and entertaining. The primary bedroom offers features often rare in homes of this era including a walk-in closet and a private 4 piece ensuite bathroom. The main level is completed with two additional bedrooms and a spacious 5 piece bathroom. The fully developed basement provides exceptional space for a growing family with a large recreation room perfect for gaming, a ping pong table or a play area, plus an additional family room ideal for relaxing or movie nights. There are also two more bedrooms, a 4 piece bathroom, laundry area and utilities room. Outside, the mature front tree creates wonderful curb appeal and is perfect for adding a kids swing. The fully fenced backyard is a great space for children, pets and outdoor enjoyment, while the patio offers a cooler shaded area to relax during warm summer days. There is parking for a couple of vehicles in the driveway in front of the home, plus a double detached garage in the back ideal for keeping two additional vehicles out of the weather. Whether you are raising a family, entertaining friends or simply looking for more space in an exceptional location, this home offers the comfort, updates and lifestyle that make Haysboro one of Calgary's most desirable communities to call home.