



**803 94 Avenue SW
Calgary, Alberta**

MLS # A2304250



\$729,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Door Opener, Insulated, Oversized, Single Garage Det		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Sound		

Inclusions: Buddha fountain (as is), TV mount above fireplace, all wardrobes, book case in basement

Welcome to this lovely, FULLY-RENOVATED BUNGALOW on a beautiful street across from GREEN SPACE in highly desirable Haysboro! Charming curb appeal with outstanding landscaping. Step inside and enjoy the large, open plan with a living/dining room that gives you endless options to suit your lifestyle. Gleaming BAMBOO FLOORS set a modern tone. Large windows with Hunter Douglas blinds flood the main floor with NATURAL LIGHT. Handsome electric FIREPLACE provides a focal point for gathering. Flow through to the kitchen of your dreams!! Tons of WHITE DESIGNER drawers and cabinetry, a centre ISLAND, expansive QUARTZ countertops, garden window overlooking the back yard, and STAINLESS STEEL appliances make this a knockout! The primary bedroom, with garden views and built-in cabinetry, is tucked away in the corner. A second bedroom or den provides lots of flexibility. CUSTOM coat closet tucked away in the hall. Spectacular main floor bathroom, fully updated with gorgeous tile and HEATED FLOOR, completes the main level. Head downstairs to find a fabulous family room, enormous third bedroom with FRENCH DOORS and egress window, and yet another stunning bathroom with in-floor heating. The utility/laundry room rounds out the lower level, with front-loading washer and dryer and newer high-efficiency furnace (2016), hot water tank (2022) and water softener. This home has been beautifully renovated and cared for, including new roof and siding in 2015 and amazing OVERSIZED single garage in 2011. Did I mention the southwest-facing back yard? WOW!!! From the expansive decks to the tranquil pergola and the incredible low-maintenance landscaping, this yard has it all! MOVE-IN READY and just waiting for you to settle in and enjoy!