



**GRASSROOTS**  
REALTY GROUP

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**47 Harley Road SW**  
**Calgary, Alberta**

**MLS # A2135815**



**\$749,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, La		

<b>Heating:</b>	Baseboard	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Primary Downstairs, Storage, Tankless Hot Water		
<b>Inclusions:</b>	80" tv and mount in living room		

Welcome to your dream home in the stunning community of Haysboro! This recently upgraded bungalow boasts charm, comfort, and convenience in every corner. With 3 bedrooms, 2 bathrooms, and close to 2,000 square feet of living space, this residence is the epitome of family living. Upon entering, you'll be greeted by the bright and inviting atmosphere, accentuated by California blinds that allow natural light to illuminate every corner. The heart of the home, the kitchen, is a chef's delight, showcasing a sleek black stainless gas range stove and fridge. The spacious living and dining area is perfect for entertaining guests or simply enjoying cozy family nights in. Say goodbye to waiting for hot water thanks to the instant hot water tank and revel in the luxury of softened water throughout the home with the included water softener. Entertain with ease in the large backyard, complete with beautiful landscaping and a \$10,000 deck upgrade done just 2 years ago. Whether you're hosting summer barbecues or simply enjoying a quiet evening under the stars, this outdoor oasis is sure to impress. Need additional space? The single-car attached garage can easily be converted into a studio or extra living area to suit your needs. Plus, with a double detached garage in the back, there's plenty of room for parking and storage. Rest easy knowing the roof is in excellent condition, and with a pie-shaped lot, you have plenty of space to stretch out and enjoy life to the fullest. Moving into this meticulously well maintained home will an easy decision once you view it for yourself. hDon't miss your chance to call this stunning property home- schedule your showing today!