



**9427 Elbow Drive SW
Calgary, Alberta**

MLS # A2142718



\$715,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	1958 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, French Door, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage, Tankless Hot Water

Inclusions: Gradient Thermal Combination Furnace and On-Demand Water Heater

ATTENTION HOME BUYERS, INVESTORS OR BUILDERS! | FULLY RENOVATED | TRIPLE PANE WINDOWS IN BEDROOMS & FRONT OF HOUSE | CENTRAL AIR CONDITIONING | OVERSIZED DOUBLE GARAGE | DESIGNER FINISHES | OPEN FLOOR PLAN | 4 BEDROOMS | FINISHED BASEMENT | HOT WATER ON DEMAND | HUGE LOT | WALK TO THE LRT & SCHOOLS! Beautifully renovated bungalow with an oversized garage and central air conditioning in the established community of Haysboro. The bright main floor has been stunningly updated with a neutral colour pallet, designer finishes and an open and airy floor plan. A large living room window spills in natural light illuminating the gleaming laminate floors, creating a warm space to put your feet up and unwind. Kept comfortable in any season thanks to central air conditioning. The dining room is a great extension of the kitchen with plenty of room for hosting large or more intimate events. Culinary creativity is inspired in the stunningly renovated chef's kitchen featuring full-height cabinets, timeless subway tile backsplash and white countertops that pair beautifully with the stainless steel appliances. A centre island accented by wood beam details ensures plenty of additional space to casually gather. Those beautiful laminate floors are continued into the 3 spacious bedrooms. Stylishly updated, the bathroom boasts full-height tile surround and low-flush plumbing. Gather in the sunshine-filled finished basement for relaxation, downtime and entertainment. The huge rec room can easily be divided by furniture to accommodate a media area, play space, gym, hobby area, home office and more! French doors lead to the 4th bedroom giving privacy to guests. Completing this level are another full bathroom and loads of storage. Further adding to your comfort is a Gradient thermal

combination furnace and on-demand water heater. The oversized lot allows for loads of outdoor space for barbequing and unwinding on the deck or patio while kids and pets play in the in the yard all privately fenced and nestled amongst mature landscaping. Parking will never be an issue thanks to the oversized double detached garage with additional front driveway parking. This phenomenal home is in an unsurpassable location within walking distance to schools and the Southland LRT station. The family-oriented community of Haysboro offers many parks and playgrounds as well as tennis courts and an outdoor skating rink with shops, services and restaurants close by as well as neighbouring Glenmore Reservoir with its many pathways, parks, spray park, boating and much more! OPTION TO COMBINE WITH NEIGHBOR (9431 Elbow Drive SW) for redevelopment project. Approx 177 feet of frontage)