



**10 Hobart Road SW
Calgary, Alberta**

MLS # A2144592



\$745,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,033 sq.ft. | Age: | 1959 (65 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|-----------------------------------|-------------------|------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Rubber | Condo Fee: | - |
| Basement: | Finished, Partial | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, See Remarks | | |

Inclusions: NA

This completely renovated, upgraded, and improved 4-level split home is a gem situated on a beautifully treed lot in the desirable West Haysboro neighborhood. Spanning over 1900 square feet of finished space, it sits on one of the largest lots in the area, offering ample room for various outdoor activities and landscaping possibilities. The upstairs master suite is a luxurious retreat, featuring a walk-through closet that leads to an ensuite bathroom. This private bath is designed with dual sinks set in elegant granite countertops and includes a large steam shower, providing a spa-like experience at home. On the main floor, the kitchen is the heart of the home, designed to cater to both cooking and entertaining needs. It boasts a spacious island, a gas range for the chef in the family, a French-door refrigerator, and exotic granite countertops that add a touch of sophistication. The open layout ensures that the kitchen flows seamlessly into the dining area, where sliding doors lead out to an elevated deck. This deck, complete with glass rails, provides a perfect spot for outdoor dining and relaxation, with steps that lead down to an even larger lower deck, ideal for gatherings and barbecues. The walk-out level of the home is versatile and functional, offering a comfortable space for watching TV, working from home, or setting up a home gym. The design ensures that this level receives plenty of natural light and has easy access to the outdoors. The basement level is well-appointed with practical features, including a front-load washer and dryer, making laundry chores convenient. It also includes two additional bedrooms, perfect for family members or guests, and a 4-piece bathroom that caters to the needs of the lower level. This home is equipped with central air conditioning, ensuring that you stay cool and comfortable during the hot summer months. A double detached garage provides secure

parking and additional storage space. The large backyard is a standout feature, offering a perfect canvas for gardeners to create their dream garden or for kids to run around and play safely. This outdoor space enhances the home's appeal, making it an ideal place for families and outdoor enthusiasts.