



**94 Haysboro Crescent SW  
Calgary, Alberta**

**MLS # A2147546**



**\$764,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, Off Street, See Remarks		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Reverse Pie Shaped Lot, Street Lighting, See Remarks		

<b>Heating:</b>	Boiler, Hot Water, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** illegal basement suite has an additional stove, fridge, microwave hood fan and dishwasher

This immaculate 1124 sq ft bungalow in the heart of Haysboro is fully updated and move-in ready, offering an abundance of upgrades and features that make it a standout property. The main floor boasts an open and bright layout with spacious living and dining areas, highlighted by new windows and contemporary plank flooring. The completely new kitchen features ample cupboard space, a sleek new stainless steel appliance package, and stylish fixtures. Three generously sized bedrooms provide plenty of space for family and guests, while the modern 4-piece bathroom and convenient main floor laundry area add to the home's functionality. The fully developed basement includes an illegal suite. It offers two additional bedrooms, a large living room, a kitchen with an eating area, a 4-piece bathroom, and another laundry area. Outside, you'll find large front and fenced back yards perfect for outdoor activities and gatherings, along with additional parking and a double detached garage. Situated in a prime location, this home is close to the SW Bus Rapid Transit, Heritage Park, Glenmore Dam, Eugene Coste Park, South Glenmore Park, and is just a short drive to Chinook Centre. Additional features include new windows for enhanced energy efficiency, stylish lighting and hardware throughout, durable and attractive plank flooring in the main living areas, and modern, energy-efficient stainless steel appliances in the kitchen. This home is truly turnkey and ready for you to move in and enjoy all the incredible updates and features. Don't miss the opportunity to make this beautifully renovated bungalow your new home!