



**83 Holden Road SW
Calgary, Alberta**

MLS # A2150900



\$699,000

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|------------------|---|---------------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,116 sq.ft. | Age: | 1959 (65 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Heated Garage, Oversized, Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Fruit Trees/Shrub(s), Garden, Many Trees | | |

| | | | |
|--------------------|---------------------------------|-------------------|------|
| Heating: | Boiler | Water: | - |
| Floors: | Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: OVERHEAD GAS HEATER IN GARAGE

Nestled in the vibrant well established community of Haysboro on a quite treelined street! This meticulously maintained (4) bedroom, (2) full bath, 4 Level Split with walkout totals over 2200 sq.ft. of quality living space. Great curb appeal walks you up to the front door to be greeted with pride of ownership. The open concept main level is ideal for entertaining or growing family. Kitchen is well laid out with eating area, abundance of counter space, loads of cabinetry, dining area that seats six comfortably. Lower 3rd Level walkout overflows with natural sunlight into a spacious family room , (4th) bedroom/studio/office and laundry area with all having access to your private/sunny parklike backyard oasis. Lower 4th Level flex room has roughed in plumbing for your wet bar/kitchenette, spa like bath, cold room/wine cellar. This home is spotless/fresh and move-in ready! The tandem side driveway lends versatility with boats/trailers/RV etc. Conveniently located within a 5 minute commute to any/all amenities, schools, restaurants, easy access to the downtown core, Heritage Park and Glenmore Reservoir the list goes on... Truly a must see!