



**26 Hamlet Road SW  
Calgary, Alberta**

**MLS # A2152393**



**\$749,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Ins		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Low Maintenance Landscape, No Neighb		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Storage shed

Amazing opportunity to own this impeccably maintained turn key 4 bed / 2 bath bungalow with a recently built heated TRIPLE CAR GARAGE. This charming home has been updated throughout with kitchen cupboards, granite countertops, tile flooring, updated bathrooms up and down all in a functional open floor plan. The spacious living room is accented with a cozy stone fireplace & large new windows. The re-modeled dining room will continue to impress with custom built-ins,. The kitchen features a large island breakfast bar, stunning granite countertops, full tiled backsplash, Stainless Steel appliances & beautiful cabinetry. The upper level is complete with a generous master bedroom & HUGE walk-in closet(could be converted back into another bedroom), renovated 5pc bathroom, & second bedroom. Downstairs you’ll find 2 more additional bedrooms, a 3pc bathroom, & room to entertain in the oversize rec room featuring a 2nd gas fireplace. Outside there is a maintenance-free backyard with astroturf & rare triple garage. Further updates include new triple pane Lux Windows (2020), new roof shingles in (2019) and a Polyaspartic Resin floor in the garage.