



**43 Hillgrove Crescent SW  
Calgary, Alberta**

**MLS # A2159684**



**\$769,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** All Remaining Window Coverings (Except what is Excluded), Floating TV Cabinetry in Basement, Free Standing Cabinet, A/C Unit in Yard (Included in As-Is Condition).

Nestled on a peaceful, tree-draped street in the charming neighbourhood of West Haysboro, this modern bungalow has been meticulously updated and offers an open-concept layout. As you step inside, you will discover the main floor is graced with a calm and neutral palette, recessed lighting, smooth painted ceilings, and rich oak hardwood that gleam beneath large picture windows that flood the sprawling living spaces with sunlight. Experimenting with bold flavours and innovative techniques becomes an exciting culinary adventure in this modern kitchen. Sleek stainless steel appliances paired with glossy white cabinetry and granite countertops only further inspire culinary exploration. Retreat to your serene primary bedroom, complete with a luxurious ensuite bath, dual closets, and an additional walk-in closet. The main floor also features a generously sized secondary bedroom with ample closet space and a beautifully updated full main bath. The finished basement is a treasure trove of additional living space, offering two more bedrooms, a third full bath, and an expansive family/rec room. The high-efficiency furnace and hot water tank keep things running smoothly. Outside, the sprawling lot is a playground of possibilities. Enjoy the convenience of a full driveway, an oversized double garage, and an adjacent RV gate for trailer storage. A charming stone patio and lush green lawn offer the perfect backdrop for outdoor fun and relaxation. Plus, you’re right across from a spacious park and two elementary schools. Updates include siding, shingles, and exterior doors, this home is a true turn-key gem. It’s ready for you to move in and start making memories from day one.