



103 Haverhill Road SW
Calgary, Alberta

MLS # A2207654



\$798,000

Division:	Haysboro		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,142 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Garden		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: freezer in the furnace room

Welcome to this beautifully renovated home in the desirable West Haysboro, where modern updates blend effortlessly with timeless charm. Set under the shade of mature trees, the home's curb appeal offers a warm, inviting first impression. Inside, you'll find an open-concept layout with close to 1,500 square feet of thoughtfully designed living space. This home features 3 spacious bedrooms and 2 bathrooms, showcasing custom finishes throughout. The living areas are bright and airy, thanks to large windows that let in natural light, complemented by additional pot lights for a cozy evening atmosphere. The custom millwork, 7mm luxury vinyl plank flooring, quartz countertops, and elegant backsplash, cozy fireplace add to the home's appeal, while the high-end appliances elevate the kitchen to a new level of convenience and style. Step outside to enjoy your private, south-facing backyard, the perfect spot for relaxation or entertaining. Oversized garage for 2 vehicle parking and storage. Additional updates include a newer high-efficiency furnace, hot water tank, windows and roof, offering peace of mind for years to come. Located just minutes from Heritage C-Train station, and nearby shopping, dining, and recreation, this home is ideally positioned for easy access to everything you need. Excellent schools such as Henry Wisewood High, Woodman Junior High and Haysboro Elementary are just a few blocks away. A short walk to the Glenmore Reservoir pathway adds even more convenience and charm to the location. This home offers the perfect combination of comfort, style, and convenience. Don't miss out—schedule your private showing today and see all that this fantastic property has to offer.