

104 Haysboro Crescent SW
Calgary, Alberta

MLS # A2257795

\$724,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,270 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: N/A

At 1,270 square feet above grade, 104 Haysboro Crescent has one of the largest single level floor plans in WEST Haysboro, 3 + 2 bedrooms, and 2335 square feet of developed living space. The south facing lot is expansive, with 7,233 square feet orientated for privacy. Upon entry you will notice the 3/4 inch oak hardwoods floors, formal living plus dining spaces, fireplace, and picture windows. Kitchen is pristine with solid wood cabinets, island, endless storage, good quality appliances, and a bay window that overlooks the wonderful yard + mature landscaping. The 3 big bedrooms on the main level are anchored by a renovated 4 piece bath with stacked washer/dryer for added convenience. Lower level is fully developed and adds 2 bedrooms with new egress windows, wide plank floors, rumpus room, 3-piece bath, workshop, and washer/dryer. With approval from the City of Calgary, this space could be suited for extra income or multi-generational living. Don't miss the DOUBLE DETACHED garage, incredible location which is steps from schools, playgrounds, an easy walk to endless amenities at Glenmore Landing, the reservoir, and transit. Not many homes come for sale at this size and quality.