



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**47 HARLEY Road, Calgary T2V 3K4**

MLS® #: **A2118410**

Area: **Haysboro**

Listing Date: **03/28/24**

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 04-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**

Lot Information

Lot Sz Ar: **6,436 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **983**  
Low Sqft:  
Ttl Sqft: **983**

DOM

**52**

Layout

Beds: **2 (1 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**  
Park Feat: **Double Garage Detached,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Natural Gas,Radiant**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Instant Hot Water,Microwave,Washer,Water Softener**  
Int Feat: **Central Vacuum,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 10`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`8" x 10`5"</b>
<b>Den</b>	<b>Main</b>	<b>9`3" x 10`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 8`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`8" x 4`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 11`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`3" x 16`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>10`6" x 5`11"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>22`5" x 11`3"</b>	<b>Laundry</b>	<b>Basement</b>	<b>11`6" x 12`11"</b>

Office	Basement	14`5" x 7`9"	Game Room	Basement	17`9" x 21`10"
			Legal/Tax/Financial		
Title:	Zoning:				
Fee Simple	R-C1				
Legal Desc:	4704HL		Remarks		
Pub Rmks:	Welcome to your dream home! This recently upgraded bungalow boasts charm, comfort, and convenience in every corner. With 3 bedrooms, 2 bathrooms, and ample living space, this residence is the epitome of family living. Upon entering, you'll be greeted by the bright and inviting atmosphere, accentuated by California blinds that allow natural light to illuminate every corner. The heart of the home, the kitchen, is a chef's delight, showcasing a sleek black stainless gas range stove and fridge. The spacious living and dining area is perfect for entertaining guests or simply enjoying cozy family nights in. Say goodbye to waiting for hot water thanks to the instant hot water tank and revel in the luxury of softened water throughout the home with the included water softener. Entertain with ease in the large backyard, complete with beautiful landscaping and a \$10,000 deck upgrade done just 2 years ago. Whether you're hosting summer barbecues or simply enjoying a quiet evening under the stars, this outdoor oasis is sure to impress. Need additional space? The single-car attached garage can easily be converted into a studio or extra living area to suit your needs. Plus, with a double detached garage in the back, there's plenty of room for parking and storage. Rest easy knowing the roof is in excellent condition, and with a pie-shaped lot, you have plenty of space to stretch out and enjoy life to the fullest. Moving into this meticulously well maintained home will an easy decision once you view it for yourself. hDon't miss your chance to call this stunning property home—schedule your showing today!				
Inclusions:	80" SHARP TV mounted in Living Room				
Property Listed By:	Greater Property Group				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









