



THE
A-TEAM

**RE/MAX
FIRST**

47 HADDOCK Road, Calgary T2V 3J9

MLS®#: **A2122067**

Area: **Haysboro**

Listing Date: **04/12/24**

List Price: **\$760,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,147**

Low Sqft:

Ttl Sqft: **1,147**

DOM

37

Layout

Beds: **4 (2 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Rectangular Lot
Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom	Main	10`9" x 10`7"	Bedroom - Primary	Main	14`6" x 11`2"
Living Room	Main	16`8" x 12`10"	Dining Room	Main	10`6" x 7`6"
Kitchen	Main	11`8" x 10`6"	3pc Bathroom	Lower	
Bedroom	Lower	12`2" x 11`0"	Bedroom	Lower	10`3" x 7`10"
Game Room	Lower	15`6" x 10`1"	Laundry	Lower	18`8" x 16`2"

Legal/Tax/Financial

Title: Fee Simple	Zoning: R-C1
Legal Desc: 4704HL	Remarks
Pub Rmks:	Welcome to this charming Bungalow with 4 bedrooms and 3 full bathrooms, fully redesigned and renovated inside & out in 2018. The living room, dining room and kitchen feature large windows and additional skylights that let in ample natural light. Enjoy the linear electric fireplace in the open concept main floor. Quartz countertops, center island and the 60" wide fridge/freezer combo create a dream kitchen. The dining area features built-ins and French doors allowing access to the front deck. A handy mudroom includes a large closet & benches with access to the back yard, deck and oversized single detached garage. A spacious bedroom, 4 piece bathroom and the primary bedroom with 4 piece ensuite completes the main floor. The fully finished basement with large windows has a wet bar, 3 piece bathroom, 2 bedrooms and a spacious rec. room. Recent upgrades include electrical & plumbing to the interior and exterior including 3 decks. Drought resistant plants reside in the low maintenance garden. The home is conveniently located close to the Glenmore Reservoir, Rockyview Hospital, schools, shopping and bike paths. Schedule your showing to view this incredible home in one of Calgary's most desirable neighborhoods.
Inclusions: Property Listed By:	n/a MaxWell Capital Realty

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









