



THE
A-TEAM

**RE/MAX
FIRST**

47 HARLEY Road, Calgary T2V3K4

MLS®#: **A2135815**

Area: **Haysboro**

Listing Date: **05/27/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **973**
Low Sqft:
Ttl Sqft: **973**

DOM

34
Layout
Beds: **2 (1 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Detached,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **BBQ gas line,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Instant Hot Water,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Central Vacuum,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Primary Downstairs,Storage,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Basement	7`7" x 10`5"	Den	Main	9`3" x 19`7"
Foyer	Main	10`8" x 4`7"	Living Room	Main	12`3" x 16`2"
Bedroom	Main	12`8" x 10`5"	Dining Room	Main	11`6" x 8`4"
Kitchen	Main	11`1" x 11`9"	Bedroom - Primary	Basement	22`5" x 11`3"
Office	Basement	14`5" x 7`9"	3pc Bathroom	Basement	10`6" x 5`11"

Laundry	Basement	11`6" x 12`11"	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 in the stunning community of Haysboro! This recently upgraded bungalow boasts charm, comfort, and convenience in every corner. With 3 bedrooms, 2 bathrooms, and close to 2,000 square feet of 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:
Property Listed By: **Greater Property Group**

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





