



THE
A-TEAM

**RE/MAX
FIRST**

908 87 Avenue, Calgary T2V 0W1

MLS®#: **A2140910**

Area: **Haysboro**

Listing Date: **06/17/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1960**

Lot Information

Lot Sz Ar: **6,017 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,110**
Low Sqft:
Ttl Sqft: **1,110**

DOM

15
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Garden,Landscaped,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Metal**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows,Wet Bar,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`2" x 9`6"
Bedroom	Main	9`5" x 11`0"
Kitchen	Main	10`2" x 13`8"
Bedroom - Primary	Main	10`4" x 12`9"
Bedroom	Basement	10`11" x 12`4"
Hobby Room	Basement	9`6" x 4`3"
Furnace/Utility Room	Basement	5`1" x 8`11"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`5" x 11`2"
Dining Room	Main	10`2" x 11`2"
Living Room	Main	13`3" x 20`10"
3pc Bathroom	Basement	9`7" x 6`10"
Bedroom	Basement	10`9" x 12`4"
Laundry	Basement	6`1" x 6`3"
Game Room	Basement	22`0" x 15`3"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-C1

4070HO

Remarks

Pub Rmks:

EXTENSIVELY RENOVATED | Wet-Bar | LIGHT & BRIGHT | 4 Beds & 3 Baths | OVERSIZED DOUBLE GARAGE | CUSTOM FINISHES THROUGH OUT | 2100+ SQ FT of living space | OVER \$350,000 IN UPGRADES | One of the biggest lots on a quite Street! Welcome to this meticulously renovated bungalow in the sought-after West Haysboro community. This spacious residence offers over 2100 square feet of developed living space, complete with a double car garage. Featuring four bedrooms and three fully customized bathrooms, this home boasts a large yard, inviting front porch, and an impressive 8-foot wide walkway, ensuring excellent curb appeal. Step inside to discover an open-concept living area adorned with custom millwork, durable 7mm LVP flooring, and exquisite tiling in all bathrooms. The plush, thick carpet adds warmth and comfort underfoot during the colder months. The kitchen showcases custom shaker-style white cabinetry with subtle textural accents, complemented by thick quartz countertops and a stunning island with a waterfall edge. High-end KitchenAid stainless steel appliances, including a five-burner gas stove and built-in oven with microwave, complete this culinary haven. Venture down the hallway to find two bedrooms, one of which is a luxurious primary suite. This private retreat features a substantial custom walk-in closet and an impressive en-suite bathroom, complete with a sizeable custom shower adorned with high-end black finishes and a stylish vanity. The master bathroom is equipped with in-floor heating and boasts equally impressive black finishes. The north-facing private fenced yard provides ample space for outdoor enjoyment, while the double detached garage offers convenient parking and storage solutions. The lower level of this property features a spacious family room that seamlessly connects to a recreation area and a well-equipped wet bar. Additionally, there are two generously sized bedrooms and a third full bathroom with three pieces. A sizable laundry room with ample storage space is conveniently located beneath the stairs. This residence is equipped with smart home technology, including security cameras and a built-in cabinet screen that can be remotely controlled via Wi-Fi from any location. The property is situated in close proximity to various transportation options, including train stations (Heritage and Southland) and bus stops, as well as schools, shops, and restaurants. It also offers easy access to popular destinations such as Chinook, South center, Heritage Park, and Willow Park. A short walk to the Glenmore Reservoir pathway and a quick commute to downtown. Come and view this home and see for yourself! Don't miss out on this fantastic home for your family, as it won't be available for long. SCHEDULE YOUR PRIVATE SHOWING TODAY!!

Inclusions:
 Property Listed By:

N/A
AMG Realty

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













