



THE
A-TEAM

**RE/MAX
FIRST**

123 HILLGROVE Crescent, Calgary T2V 0Y1

MLS®#: **A2151238**

Area: **Haysboro**

Listing Date: **07/22/24**

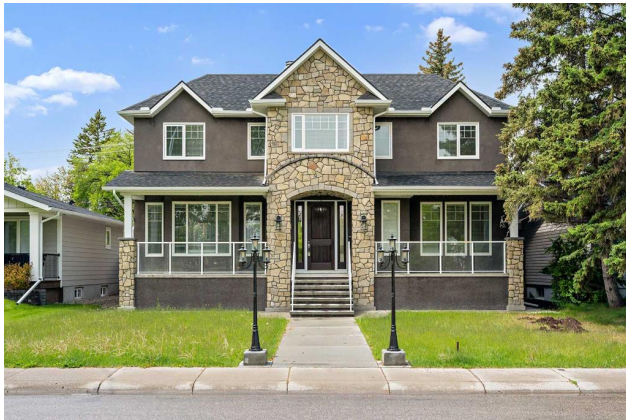
List Price: **\$1,925,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,229**

Low Sqft:

Ttl Sqft: **3,229**

DOM

56

Layout

Beds: **6 (3 3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting**
Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Kennel,Lighting**

Construction: **Brick,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Oven,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	30`0" x 13`7"
Dining Room	Main	15`5" x 14`8"
Mud Room	Main	20`7" x 5`1"
2pc Bathroom	Main	7`0" x 5`11"
Other	Upper	14`11" x 13`2"
Bedroom	Upper	12`2" x 12`0"

Room	Level	Dimensions
Kitchen	Main	17`0" x 16`7"
Foyer	Main	7`7" x 6`5"
Office	Main	13`3" x 12`3"
Bedroom - Primary	Upper	14`11" x 14`3"
5pc Ensuite bath	Upper	14`6" x 10`3"
Bedroom	Upper	13`4" x 11`3"

Laundry	Upper	13`4" x 5`9"	5pc Bathroom	Upper	12`0" x 4`11"
Game Room	Basement	25`9" x 16`11"	Bedroom	Basement	15`4" x 10`6"
Bedroom	Basement	14`8" x 13`4"	Bedroom	Basement	13`9" x 13`4"
Other	Basement	12`7" x 11`2"	Storage	Basement	44`7" x 4`10"
5pc Bathroom	Basement	10`9" x 4`10"	Furnace/Utility Room	Basement	11`1" x 9`2"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
Legal Desc: **4704HL**

Remarks

Pub Rmks: **Executive custom built 2 storey home in the heart of Haysboro. With 6 bedrooms and 4 bathrooms, this luxurious home is perfect for the growing family. This home is in a prime location facing a park and only minutes away from shopping centres, schools and transportation. Entering the home, you'll be greeted with a bright and open floor plan covered in beautiful white oak engineered hardwood throughout. The large brick facing gas fireplace just off of the dining area and in the living room makes for a comfortable and inviting atmosphere. A convenient office space and 2 piece powder room can be found off of the foyer. The gourmet kitchen is a chef's dream with a breakfast eating bar, stainless steel appliances, designer tile backsplash, and quartz countertops. The two skylights in the kitchen and sliding glass doors leading out to the backyard fill the room with light. The mudroom just off of the kitchen has ample storage space as well as heated ceramic tile flooring. The mudroom has direct access to the attached double garage which leads out into the large West facing backyard with a built-in dog kennel. The second floor of the home consists of 2 good sized bedrooms and a 5 piece main bathroom. The large primary bedroom combines convenience and luxury with double doors and a sperate seating area with a stone packed gas fireplace. The large 5 piece ensuite comes equipped with heated floors, dual vanities, and a relaxing soaker tub. Just off of the ensuite is a large walk-in closet with built-ins. The upper level also has a laundry room with a sink and storage for added convenience. The fully finished basement has 3 good sized bedrooms as well as a 5 piece main bathroom with heated floors. The basement has a large living area and another gas fireplace as well as a kitchenette area. This beautiful home is situated on a large treed lot in a quiet neighborhood just minutes to downtown. Perfect for the active family. Must see to appreciate the custom upgrades. Exceptional value!**

Inclusions: **Refrigerator, Stove, Dishwasher, Microwave, Oven, Washer, Dryer, All Window Coverings, Ceiling Fan(s), Garage door opener with controls**
Property Listed By: **Greater Property Group**

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