



THE A-TEAM

RE/MAX FIRST

43 HILLGROVE Crescent, Calgary T2V 3K8

MLS® #: A2159684 Area: Haysboro Listing: 08/22/24 List Price: \$749,900
Status: Pending County: Calgary Change: -\$10k, 09-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1958
Finished Floor Area
Abv Sqft: 1,127
Low Sqft:
Ttl Sqft: 1,127
Lot Sz Ar: 5,995 sqft
Lot Shape:

DOM

28
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, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Street Lighting, Private, Rectangular Lot
Park Feat: Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage Faces Rear

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Entrance, Private Yard
Construction: Composite Siding, Wood Frame
Flooring: Ceramic Tile, Hardwood, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Int Feat: Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Bedrooms, Bathrooms, and Family Room across Main and Basement levels.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4704HL

Zoning:
R-C1

Remarks

Pub Rmks: **Nestled on a peaceful, tree-draped street in the charming neighbourhood of West Haysboro, this modern bungalow has been meticulously updated and offers an open-concept layout. As you step inside, you will discover the main floor is graced with a calm and neutral palette, recessed lighting, smooth painted ceilings, and rich oak hardwood that gleam beneath large picture windows that flood the sprawling living spaces with sunlight. Experimenting with bold flavours and innovative techniques becomes an exciting culinary adventure in this modern kitchen. Sleek stainless steel appliances paired with glossy white cabinetry and granite countertops only further inspire culinary exploration. Retreat to your serene primary bedroom, complete with a luxurious ensuite bath, dual closets, and an additional walk-in closet. The main floor also features a generously sized secondary bedroom with ample closet space and a beautifully updated full main bath. The finished basement is a treasure trove of additional living space, offering two more bedrooms, a third full bath, and an expansive family/rec room. The high-efficiency furnace and hot water tank keep things running smoothly. Outside, the sprawling lot is a playground of possibilities. Enjoy the convenience of a full driveway, an oversized double garage, and an adjacent RV gate for trailer storage. A charming stone patio and lush green lawn offer the perfect backdrop for outdoor fun and relaxation. Plus, you're right across from a spacious park and two elementary schools. Updates include siding, shingles, and exterior doors, this home is a true turn-key gem. It's ready for you to move in and start making memories from day one.**

Inclusions: **All Remaining Window Coverings (Except what is Excluded), Floating TV Cabinetry in Basement, Free Standing Cabinet, A/C Unit in Yard (Included in As-Is Condition).**

Property Listed By: **Century 21 Bamber Realty LTD.**

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









