



THE
A-TEAM

**RE/MAX
FIRST**

20 HALLMARK Place, Calgary T2V 3L1

MLS®#: **A2164010**

Area: **Haysboro**

Listing Date: **09/12/24**

List Price: **\$674,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,259**

Low Sqft:

Ttl Sqft: **1,259**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

7

Layout

Beds: **3 (1 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Landscaped,Rectangular Lot**
Park Feat: **Driveway,Garage Door Opener,On Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Warming Drawer,Washer/Dryer,Window Coverings

Int Feat:

Granite Counters,No Smoking Home,Soaking Tub

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`3" x 12`7"
Dining Room	Main	9`0" x 8`1"
Bedroom - Primary	Main	14`0" x 15`6"
Bedroom	Lower	13`2" x 9`0"
Laundry	Lower	4`11" x 4`3"
3pc Bathroom	Lower	8`0" x 4`7"

Room	Level	Dimensions
Kitchen	Main	14`11" x 10`2"
Nook	Main	9`9" x 7`6"
Family Room	Main	18`8" x 10`9"
Bedroom	Lower	12`11" x 9`6"
4pc Bathroom	Main	11`3" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4704HL

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to the desirable community of Haysboro, close to all amenities, including schools, shopping, transportation and more. This well maintained family home on a quiet cul-de-sac, with close to 2200 square feet plus of living space, located on a quiet cul-de-sac has numerous upgrades and continuous maintenance throughout. The main floor features hard wood flooring, comes with a large kitchen with eating bar, granite countertops, stainless steel appliances, with garden door leading to the back deck, eating area, living and sitting room is great for entertaining, enlarged primary bedroom with patio door to the deck. The main bathroom is like your every day spa, completed with an air jet tub, seperate shower. The large skylight over the stairwell lends to a lot of natural light. The lower level consists of a large recreation room, two bedrooms and a 3-piece bath. Exterior of home is well maintained, landscaped, fenced, large deck with a hot tub, oversized single detached garage and plenty of parking spaces complete this package. Call today for your private viewing!**

Inclusions: **Hot Tub, TV's in Master bedroom & Living Room**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









