



THE
A-TEAM

**RE/MAX
FIRST**

1332 96 Avenue, Calgary T2V 0Y4

MLS®#: **A2188278**

Area: **Haysboro**

Listing Date: **01/16/25**

List Price: **\$850,000**

Status: **Pending**

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: **1,129**
Low Sqft:
Ttl Sqft: **1,129**

Lot Information

Lot Sz Ar: **6,232 sqft**
Lot Shape:

DOM

16
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped**
Park Feat: **Alley Access,Concrete Driveway,Double Garage Detached,Drive Through,Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Bar,Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Main	8`7" x 12`9"	Bedroom - Primary	Main	11`1" x 13`7"
4pc Bathroom	Main	5`0" x 9`10"	Bedroom	Main	11`1" x 9`10"
Bedroom	Basement	12`1" x 9`6"	Bedroom	Basement	9`11" x 10`6"
4pc Bathroom	Basement	5`0" x 7`4"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-C1

Legal Desc:

4704HL

Remarks

Pub Rmks: **Located in the beautiful neighbourhood of Haysboro. This upgraded bungalow sits on a quiet street & close to several schools, parks, playgrounds & off-leash dog park! making this the perfect home to raise a family. All groceries & amenities are near by + easy access to southland LRT. The floor plan functions very well and includes a beautiful fireplace, large dining & living areas + a stunning kitchen with MASSIVE island featuring quartz countertops + high end stainless appliances. A wonderful place to host friends and family! The primary bedroom includes a STUNNING 5 piece ensuite - with dual vanities, a gorgeous soaker tub & jetted shower. A guest bedroom & 4 piece bathroom complete the main floor. The basement offers a spacious layout - featuring a LARGE wet bar, laundry, and a 4 piece bathroom + two additional generous size guest bedrooms. The backyard is fully fenced & landscaped - including a new pergola & deck + tons of green space and beautiful concrete patio leading to the NEW (in 2020) OVERSIZED double car garage with tons of overhead storage, heat, insulation + FRONT & REAR overhead doors (drive through) - easy access from the alley OR off the street via new concrete driveway. Stay warm in the winter & cool in the summer thanks to newer windows & A/C unit. This property is turn key, and won't last long. Reach out today for a showing!**

Inclusions:

N/A

Property Listed By:

eXp Realty

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









