



THE
A-TEAM

**RE/MAX
FIRST**

68 HADDOCK Road, Calgary T2V 3J8

MLS® #: **A2192852**

Area: **Haysboro**

Listing Date: **02/13/25**

List Price: **\$729,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,995 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached**

DOM

9

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`7" x 10`4"
Bedroom	Main	11`8" x 9`2"
Bedroom	Lower	11`9" x 9`9"
4pc Bathroom	Main	8`10" x 5`0"

Room	Level	Dimensions
Bedroom	Main	11`3" x 8`11"
Bedroom	Lower	9`9" x 9`0"
3pc Bathroom	Lower	8`8" x 4`4"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

311HN

RC-G

Remarks

Pub Rmks:

Wonderful family home, with the perfect basement for older kids, a live in nanny, guests, or stable income to supplement the mortgsg. This 3 + 2 bedroom home sits on a private 50 X 110 foot lot, has fabulous curb appeal, 1,975 square feet of developed space, & has been extensively renovated/upgraded. Designed for entertaining & comfortable living, the main level is configured to take advantage of seamless indoor/outdoor flow, while providing plenty of space for casual dining & the perfect family room. The custom kitchen is finished with maple cabinets, stainless steel appliances, granite counters, & endless storage. There are 3 big bedrooms up with large closets + picture windows. The 4-piece bath features a smart vanity, high-end plumbing, and a wonderful bath. Plenty of options for the lower level include renting out the basement space (illegal suite) to supplement the mortgage, providing it to a live-in nanny, or keeping it as the perfect rumpus room, as it has a small kitchen, renovated 3-piece bath w/ big shower, and 2 good sized bedrooms (both with egress windows). Upgrades include FRESH PAINT, 3/4" oak hardwood floors, a complete 2017 vinyl window package, and newer roof. Don't miss the incredible location across from the STEM Innovation Academy + other top rated schools, double detached garage, laundry room with storage, fabulous park/playgrounds, shops, grocery stores nearby, the Glenmore Reservoir pathway system, and simple commute to downtown.

Inclusions:

Basement Fridge, Basement Stove

Property Listed By:

RE/MAX Realty Professionals

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







