



**8616 7 Street SW
Calgary, Alberta**

MLS # A2292219



\$899,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, On Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

8616 7 Street SW | Haysboro | If turnkey luxury is what you're after, this home delivers. Fully renovated inside and out, this stunning four-bedroom, three-bath residence seamlessly blends modern design with everyday comfort. Thoughtfully redesigned with high-end finishes and bright open living spaces, the home offers a welcoming atmosphere perfect for both relaxing and entertaining. At the heart of the home is a beautifully designed modern kitchen featuring a massive quartz island, sleek cabinetry, and premium finishes—creating the perfect gathering space for family and friends. The open layout flows effortlessly into the living and dining areas, enhancing the sense of space and natural light throughout. The primary suite provides a private retreat complete with a walk-in closet and spa-inspired ensuite, while three additional bedrooms offer flexibility for family, guests, or a home office. Downstairs, the fully developed lower level is built for lifestyle and entertainment. Enjoy a spacious recreation room, a dedicated workout area, and an impressive wet bar, making it an ideal space for hosting or unwinding at the end of the day. A convenient and functionality-based laundry room completes the lower level. Located in the established southwest community of Haysboro—known for its tree-lined streets, proximity to the Glenmore Reservoir, Heritage Park, and extensive walking pathways—this home offers the perfect balance of peaceful neighborhood living with easy access to parks, schools, shopping, and major city routes. - Adding even more value, the builder is offering buyers the option to design and build a custom detached garage, with approved plans already in place—allowing you to personalize the backyard space to suit your lifestyle with quick turnaround. Luxury, space, and a New Build in one of Calgary's

most desirable southwest communities—this is a property you’ll want to experience in person.