



**112 Hanover Road SW
Calgary, Alberta**

MLS # A2302268



\$1,248,800

Division:	Haysboro		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,521 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Wired for Sound		
Inclusions:	In Ceiling Speakers		

This is truly an ultimate luxury home! This two-story detached house is located in the Haysboro community in southwest Calgary. With over 3,400 square feet of living space, it offers an incredible amount of room for your family to enjoy. Top-tier, high-end design is paired with 9-foot ceilings throughout and oak hardwood flooring, adding a refined and upscale feel to the entire home. The most impressive feature is undoubtedly the kitchen. It boasts a premium Moroccan-pattern tile backsplash, a pantry, an oversized kitchen island, and high-end stainless steel fridge and freezer that elevate the space even further. A staircase with sleek glass railings leads to the upper floor, where you'll find a spacious laundry room, a full 4-piece bathroom, and three bedrooms—including a luxurious and exceptionally high-end primary suite. The primary suite features a walk-in closet and a luxurious five-piece ensuite bathroom, complete with a freestanding bathtub and double vanities—adding an extra touch of elegance to your home. The basement is also fully finished, including an entertainment room, two bedrooms, and a full four-piece bathroom. Large windows make the space feel bright and open—you'd hardly notice you're in a basement at all. Additional standard features include a rear double garage, an oversized deck, and air conditioning to keep you comfortable year-round. To top it all off, 8-foot doors, a water softener, a built-in speaker system, and heated flooring in the upstairs bathrooms make everyday living both convenient and enjoyable. Finally, schools and parks are all within walking distance! Truly a gem in SW Calgary.