



**19 Hyslop Drive SW
Calgary, Alberta**

MLS # A2308094



\$700,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Chandelier, Closet Organizers, Tile Counters, Track Lighting, Vinyl Windows, Wood Counters		

Inclusions: Furniture is negotiable

Located on a quiet street in the established community of Haysboro, this updated bungalow offers the perfect blend of charm, functionality, and move-in ready living. Step inside to discover beautifully refinished hardwood floors flowing throughout the main level and a warm, inviting living room anchored by a classic wood-burning fireplace. Most windows were replaced in 2018, bringing improved efficiency and natural light throughout the home. The thoughtfully designed kitchen is both stylish and practical, featuring timeless white shaker cabinetry, white subway tile backsplash, Stainless Steel appliances and butcher block countertops. The sunny south-facing window above the sink overlooks the backyard's stunning willow tree and is ideal for keeping an eye on kids or simply enjoying the view. A unique bonus prep area with a second sink adds incredible functionality, while the open-concept connection to the dining and living spaces makes entertaining effortless. The dining area easily accommodates a table for six and is highlighted by a farmhouse-inspired chandelier, while a sliding barn door reveals additional storage space. The main floor offers three bedrooms, including a spacious primary retreat that comfortably fits a king-sized bed, along with an updated full bathroom featuring newer flooring and a modern black and glass light fixture. Downstairs, the fully developed basement creates the ultimate hangout space with a cozy media room, ping pong area, wet bar, and full-sized fridge, perfect for movie nights, snacks, and entertaining. A fourth bedroom or office, a 3-piece bathroom, and a laundry/utility room complete the lower level. Major mechanical updates include a Lennox furnace (2019) and hot water tank (2015). Outside, enjoy the beautifully treed, fully fenced south-facing backyard with mature landscaping, a massive deck

for outdoor dining, and a natural gas BBQ hookup. A rear lane provides access to the single-car garage; there is ample space to add camper parking. This move-in ready home offers exceptional access to major roadways while remaining walkable to schools, the C-Train station, shops, restaurants, and everyday amenities. This charming bungalow in the heart of a beautiful community is a place to truly call home. Filled with character, warmth, and timeless charm, this home offers everything your family needs to create lifelong memories for years to come. From cozy mornings in the kitchen to summer evenings in the backyard, every space invites connection, comfort, and togetherness. Whether you're starting a new chapter or planting roots for the future, this home is the perfect backdrop for family traditions, laughter, and unforgettable moments.