



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

39 Hillgrove Crescent SW
Calgary, Alberta

MLS # A2312008



\$600,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Hardwood, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Built-in Features, Laminate Counters, No Smoking Home, Vinyl Windows, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: BBQ on deck, some items negotiable outside of purchase, one Garage Door Opener "as-is"/intermittent function

Wow, grab this chance to own over 1850 total square feet of beautiful space, in this fully-developed Bungalow on a gorgeous 6000 square foot West-East Lot for \$600k in popular Haysboro! Even moreso, for personal need, family, friends or a home business, this is an accessibly adjusted house with dedicated parking out front, a huge deck and patios, picnic seating, raised and flush garden beds, full fencing, RV and human-access gates at both sides, an oversized Double Garage with workshop, attached greenhouse/shed, and immediate enjoyment from tons of existing edibles and perennials like raspberries, rhubarb, lovage, lilies, delphinium, chives, peonies, poppies - this property is a lifestyle paradise waiting for its next lucky owner(s)! The layout is comfortable, bright and cheerful, starting from the large foyer and front living room, into the open eat-in wrapped kitchen with sidebar (dinette)/pantry by a full dining room space, and exiting at either of TWO rear entries, one at the deck, then a direct access to basement level mud room has been opened up as well. Privacy areas on the main floor include 3 big bedrooms (full width closet and a laundry chute for the Primary!), a full cheater-ensuited main bathroom, which has been widened and equipped with a roll in shower, open vanity, medicine cabinet and lower toilet. Both secondary rooms can hold beds, desks and other furnishings in addition to their closets. The lower level further offers a large games area, recreation room with wet bar/dinette, second full bathroom and Guest bedroom (room for wardrobe and queen bedset), then, there is plenty of accessory area, to develop more, where there is currently a second inside workshop/craft bench, hobby/canning nook beside under-stair cold pantry, 20' of storage with built-in cabinets galore, really big laundry use, and the mechanical items are directly by the

base of the stairs as a bonus. This home has been loved as a natural retreat for its residents, and includes a modern gas fireplace to warm up the winter months. A new Real Property Report has been ordered and with a little love, this gem will shine even more brightly - DUE TO SCHEDULES TENANTS NEED 48 hours notice, but week-ends boast open house times from 2pm to 5pm Saturday, and from 12:30pm to 3:00pm Sunday - do not miss out! (Some photos virtually cleared to show the real spaces, since Tenants are packing so basement is full of boxes)