



**132 Haysboro Crescent SW
Calgary, Alberta**

MLS # A2320489



\$619,000

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|------------------|--|---------------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,113 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Driveway, Front Drive, Oversized, Parking Pad, Paved | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot | | |

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|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Welcome home to this move in ready classic bungalow in the much sought after community of Haysboro. Lovingly cared for by the same owner for over 40 years, this home offers a nostalgic mix of 1960s character with thoughtful modern updates throughout. Fresh interior and exterior paint, updated landscaping, newer main floor windows, and beautiful original hardwood floors create a warm and inviting first impression. The main floor features a bright and functional layout with a spacious kitchen, separate dining area, and a large front living room with oversized windows that bring in plenty of natural light. Three bedrooms and a full bathroom complete the main level, offering comfortable everyday living in a home that has been well maintained over the years. The developed lower level provides even more usable space, including a large family room with a wood burning fireplace that is perfect for family gatherings, movie nights, or relaxing evenings at home. There is also another generous flex space that would work well as a games room, hobby area, or home gym. An additional bedroom includes its own ensuite with a shower, creating excellent flexibility for guests, extended family, or additional living space. The huge utility room is home to the laundry area with washer and dryer and offers loads of additional space for storage. Situated on a massive 6,027 square foot lot, the exterior offers plenty of room to enjoy. The backyard features mature landscaping, new gates, and a paved patio area that would be a great spot for a firepit. The home offers both front and side entrances for added convenience. The long driveway provides excellent off street parking and easy access to the side entrance. The location is a major highlight. Right across the street is the Haysboro Off Leash Area, with nearby access to Haysboro Community Park, Heritage Park, Glenmore Reservoir,

Heritage LRT Station, schools, shopping, restaurants, cafes, and everyday amenities at Glenmore Landing. With its large lot, outstanding location, and well cared for bungalow, this property is a great opportunity for investors, builders, developers, or families looking to make Haysboro home. Don't miss out, book your private viewing today.