



GRASSROOTS
REALTY GROUP

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8616 Elbow Drive SW
Calgary, Alberta

MLS # A2323789



\$730,000

Division:	Haysboro		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,260 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lake, Landscaped, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, No Smoking Home, See Remarks, Storage		

Inclusions: N/A

WELCOME HOME! Natural light, hardwood floors and custom millwork set the tone in this updated Haysboro home, offering over 2,200 sq. ft. of finished living space, complete with meaningful updates, sitting on a massive 60x120 lot, this is a home that feels inviting. Natural light pours through oversized windows, highlighting the warm hardwood flooring, elegant custom millwork and wainscoting that carry throughout the main living spaces. The spacious living room feels bright and welcoming and is open to the dining area. The updated kitchen offers granite countertops, extensive cabinetry, a classic subway tile backsplash and generous counterspace, all overlooking the beautifully landscaped backyard. Upstairs, 2 spacious bedrooms are complemented by a beautifully renovated 5 piece bathroom featuring tile floors and a double vanity. The lower level offers 2 additional bedrooms and a stylish 3 piece bathroom, providing flexibility for growing families, guests or home office space. The fully finished basement expands the home's versatility with a generous recreation room, laundry area, utility space and an additional unfinished space ideal for a gym, hobby room or extra storage. Outside, the pride of ownership continues. Mature trees frame the property, while the newer cedar fencing, rebuilt front deck, updated Hardie Board siding, concrete driveway and oversized double detached garage create beautiful curb appeal and long term value. The private backyard offers plenty of room to relax, entertain or watch kids play. Over the past several years, nearly every major component has been thoughtfully improved, including Hardie Board siding, front entry door, garage framing and roof, cedar fencing, concrete driveway, custom interior trim and panelling, upgraded electrical, high-efficiency furnace (2024), heat-traced eavestroughs, refurbished staircase and water

softener (2025). Located just minutes from schools, parks, shopping, transit and major commuter routes, this move-in ready home offers quality craftsmanship, functional family living and an established community setting. With extensive upgrades already complete, all that's left to do is move in and enjoy. Don't miss out on this one!