



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

67 Hollyburn Road SW
Calgary, Alberta

MLS # A2335552



\$950,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Side By Side		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Interior Lot, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

OPEN HOUSE AUG 8/9 2-4 PM - Welcome to an exceptional, extensively updated bungalow in the highly desirable community of West Haysboro, offering more than 2,100 square feet of beautifully developed living space, four bedrooms, three full bathrooms, a double detached garage, and a thoughtfully designed interior that delivers the move in ready lifestyle today's buyers are searching for. Originally renovated down to the studs, this home combines modern finishes with the character and convenience of a mature southwest Calgary neighbourhood, making it an ideal fit for families, professionals, downsizers, or buyers looking to avoid the time and expense of a major renovation. The bright open concept main floor is finished with engineered hardwood flooring, custom millwork, modern lighting, and a beautifully appointed kitchen featuring white shaker cabinetry, thick quartz countertops, high end kitchen aid appliances, a five burner gas cooktop, built in oven and microwave, a built in pantry, and an impressive waterfall island that creates a stunning centrepiece for entertaining and everyday living. Down the hall are two bedrooms, including a spacious primary retreat complete with a custom walk in closet and luxurious ensuite featuring a freestanding soaker tub, oversized tiled shower, contemporary black finishes, and in floor heating. The additional main floor bathroom is equally well finished, with custom tile and heated floors adding comfort throughout. The fully developed lower level provides exceptional additional living space with a large family room, recreation area, wet bar, two generous bedrooms, a third full bathroom, and a spacious laundry room with additional storage. Central air conditioning provides added comfort through Calgary's warmer months, while the home's smart technology and security camera system add everyday

convenience. Outside, the private south facing backyard has been designed to be enjoyed, featuring mature outdoor space, a stamped concrete patio and walkway, and a dedicated spa area finished with a combination of wood and composite decking, creating an ideal setting for a hot tub and outdoor entertaining. The double detached garage adds valuable parking and storage, while the attractive front approach and exposed concrete details enhance the home's curb appeal. Located close to Heritage and Southland LRT stations, Chinook Centre, Southcentre, Heritage Park, Willow Park, and the pathways surrounding the Glenmore Reservoir, this home offers exceptional access to some of southwest Calgary's best amenities along with a convenient commute downtown. For buyers seeking a beautifully updated bungalow in an established community with generous living space, premium finishes, outstanding outdoor areas, and long term livability, this is a rare opportunity in West Haysboro.