

780-978-0157
jenniferstudent@me.com

12 Hillary Crescent SW
Calgary, Alberta

MLS # A2200603



\$849,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Garage Faces Rear, Heated Garage, Insulated, Oversized, Trip		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

It's rare to find a property that provides exceptional convenience, luxury and comfort in a warm, friendly and safe community, but this comfortable, elegant and inviting fully renovated bungalow checks all the boxes and more. Sitting on a corner lot (with no corner sidewalk) with a triple garage and functional yard space, on one of the most desirable, quietest street in the Haysboro, conveniently close to Elbow Drive, this once unassuming bungalow saw an exterior renovation in 2022 that left it unrecognisable! Hardie board siding, Lux panels, new windows, doors, fascia, soffits and eavestroughs and roof, means nothing should require attention for many years to come! Inside you'll find over 2,000 feet of modern, timeless design, including quartz countertops, engineered hardwood floor and custom cabinetry. The main floor welcomes you in with a bright open-concept space that's bright and sunny, with an electric fireplace and built in shelving in the living room. The fully renovated kitchen boasts quartz countertops, a centre island with seating and stainless-steel appliances including gas cooktop, over-range hood fan and pot filler. The primary suite is your haven at the end of the day, with walk-through closet with custom storage and an elegant en-suite bathroom with heated floors, oversized glass shower and double vanity. The second, spacious bedroom and comfortable family bathroom contain the same high-end touches you will come to expect as you walk through the home and the indoors flow outdoors to the surprisingly roomy private yard plenty of patio space for entertaining and triple, fully finished, heated garage. The basement is a space your guests (and you!) will be happy to spend time in, with two generously sized bedrooms, a spacious family room with second electric fireplace and custom, built-in entertainment unit, wet bar, built-in storage and a

third elegant bathroom with heated floors, that carry through to the laundry room with deep farmhouse sink. Additional storage can be found in the mechanical room beside the hot water tank and furnace & a/c installed in 2023 so you'll stay warm in winter and cool in summer for many years to come! One of the original developments that shaped Calgary, Haysboro remains unsurpassed when it comes to location and remains true to its original community roots to this day. It's easy to forget how conveniently close to downtown you are, with a plethora of parks, playgrounds, walking paths, tennis courts, skating, shops, restaurants and services, with several top-rated schools within walking distance — and the Glenmore Reservoir close by, with its walking and cycling paths, parks, spray park, boating, kayaking, water sports, and the rare opportunity for quiet tranquility in nature. The retail-therapy box is checked with one of the city's largest shopping destinations, Chinook Mall a few minutes away. This really is a box-checker, unicorn home and it won't last long. Don't miss the opportunity to make it yours!