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GRASSROOTS
REALTY GROUP

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56 Haddock Road SW
Calgary, Alberta

MLS # A2290567

$729,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	**Age:**	1958 (68 yrs old)
Beds:	4	**Baths:**	3
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remar		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: Hot tub

A true GEM in prime West Haysboro location! Offering 4 Bedrooms, 3 Full Bathrooms, and 2,000 Sq. Ft. of developed living space, this home blends style with function. The thoughtfully designed main floor showcases walnut hardwood throughout and an open-concept layout. The kitchen features granite countertops, maple cabinetry, designer tile and lighting, plus abundant storage — Overlooking cozy family room with gas fireplace and room for full dining set. Patio doors lead to the fully fenced and landscaped backyard with a private deck (built in 2015) and stone patio to your 5 person hot tub— perfect for entertaining. The spacious primary bedroom offers large windows, a walk-in closet, and a full ensuite. A second bedroom and 4-piece bath complete the main level. Downstairs, the fully finished lower level includes two additional bedrooms, a generous rumpus/TV room, and excellent storage space. New shower and vanity the downstairs bathroom! Additional highlights include a new shingles (2014), detached garage, and an unbeatable location close to parks, schools, shopping and transit.