

95 Hillgrove Crescent SW
Calgary, Alberta

MLS # A2309620



\$879,900

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|------------------|--|---------------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,207 sq.ft. | Age: | 1958 (68 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, See Rema | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters | | |
| Inclusions: | NA | | |

A West Haysboro bungalow that stands out for all the right reasons: a larger-than-most 1,207-square-foot footprint, an oversized south-facing lot, and an exceptional location fronting onto green space. Thoughtfully reimagined & renovated in 2016, this home offers the kind of function that is incredibly hard to find in a bungalow of this era. The main floor feels open & bright, anchored by a chef's kitchen with shaker cabinetry, stone countertops, stainless steel appliance and full-height pantry storage, if you love to cook, you will appreciate how much room there is for ingredients, cookware, and all the things that usually end up without a proper home. At over 1200 sq ft AG, the extra space is noticeable everywhere. There is an exceptionally large mud room off the back entrance complete with a utility storage closet that keeps everyday life beautifully organized. A bright & dedicated laundry room with built in cabinetry plus a folding counter makes having to do laundry not feel like such a chore. The den located in the basement could be multi purposed as an additional storage room (feat a huge double closet) or a perfect spot for a gaming or theatre room, office, gym, play room, craft room, workshop etc without taking away from the spacious rec space. An additional bedroom that could fit a queen bed (not a legal bedroom window(s) not egress) and 4pc bath complete the basement. In other words, this is not a bungalow that makes you compromise on function. Three spacious bedrooms up incl the Primary which easily hosts a king sized bed complimented by a gorgeous ensuite with dual sinks and a luxurious custom shower plus spacious walk in closet. The layout works just as well for families as it does for downsizers, couples, or anyone who wants a home that lives larger than expected. The backyard is a gardener's dream and a true extension of the home

offering coveted south and west light. This garden is designed to be low maintenance while still offering incredible beauty and productivity, with raised beds, mature plantings, edible varieties, and a pergola that provides welcome shade. A Rain Bird above-ground watering system and rain barrels make it easy to keep everything thriving. The updates here also bring real long-term value: air conditioning, a newer high-efficiency furnace, and a 7.5-kilowatt solar panel system installed in 2024. Comfortable, efficient, and ready for the seasons ahead. Then there is the setting. Haysboro is beloved for its quiet streets, welcoming community, and easy access to downtown, transit, shopping, schools, parks, Heritage Park, and the Glenmore Reservoir. You get the comfort of an established neighborhood with everyday amenities close at hand, without giving up convenience. Homes with this much personality, storage, sunlight, and function do not come along often. Add in an oversized lot and the unbeatable frontage onto open green space, and this one is all about buying not just a home but a lifestyle.