

125 Hanover Road SW
Calgary, Alberta

MLS # A2353774

\$829,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	Shed(s), Telus Security System, TV Wall Mount		

Nestled along a quiet, tree-lined street in the established community of Haysboro, this beautifully renovated bungalow offers the perfect balance of modern comfort, timeless charm, and everyday functionality. Featuring nearly 2,100 sq. ft. of developed living space, 4 bedrooms, and 3 full bathrooms, 125 Hanover Road SW is thoughtfully designed for comfortable living and effortless entertaining. Perfectly situated on a 5,457 sq ft sunny, south-facing backyard lot within walking distance to 2 schools. Inside, the bright, open-concept main floor features warm-toned flooring, fresh neutral finishes, and large windows that fill the living spaces with natural light. The spacious living room provides a welcoming setting for everyday relaxation and entertaining, flowing effortlessly into the dining area and beautifully appointed kitchen. Designed with both style and functionality in mind, the kitchen features full-height cabinetry, quartz countertops, stainless steel appliances, a chimney-style hood fan, elegant tile backsplash, and an oversized island with seating. Thoughtful details, including glass-front accent cabinetry, statement pendant lighting, and modern fixtures, add character and sophistication throughout. The main level is home to two generously sized bedrooms, including the spacious primary retreat, complete with a walk-in closet and private 4-piece ensuite featuring dual sinks and contemporary finishes. An additional bedroom offers flexibility for family, guests, or a home office, while a beautifully finished 4-piece bathroom completes the main floor. On the lower level, the fully developed basement expands the home's living space with an expansive recreation room, ideal for movie nights, entertaining, or a comfortable family retreat. Two additional rooms, currently configured as a bedroom and home gym, provide flexibility to accommodate a variety of needs. A stylish 3-piece

bathroom with a glass-enclosed tiled shower, dedicated laundry room with countertop and storage cabinetry, and additional utility and storage spaces complete this functional lower level. Outside, the beautifully landscaped property is equally impressive. The charming exterior features a welcoming front entry and mature trees that create an established, picturesque setting. The private backyard offers a peaceful outdoor escape, complete with lush lawn, mature landscaping, a spacious concrete patio for lounging and outdoor dining, and a dedicated firepit area surrounded by stone pavers. A detached garage adds further convenience and storage. Ideally situated in the heart of Haysboro, this home offers easy access to exceptional schools, parks, shopping, restaurants, and everyday amenities. Convenient connections to Macleod Trail, Glenmore Trail, public transit, and the LRT make commuting throughout the city effortless. Combining thoughtful renovations, versatile living spaces, and an exceptional outdoor setting, this home offers modern bungalow living in established Haysboro.