# \$750,000 - 8 Heather Place Sw, Calgary

MLS® #A2221489

#### \$750,000

4 Bedroom, 3.00 Bathroom, 1,064 sqft Residential on 0.18 Acres

Haysboro, Calgary, Alberta

\*\*\*OPEN HOUSE - June.14, 1-3pm\*\*\* Discover this outstanding bungalow nestled in a prime location on the desirable west side of Haysboro. Situated on a peaceful cul-de-sac with beautiful greenspace frontage, this home offers the perfect blend of comfort and convenience. Step inside to find gleaming hardwood floors throughout the main level. The spacious living room features an elegant three-sided gas fireplace, creating a warm, inviting atmosphere. The open concept kitchen flows seamlessly with the living space, ideal for entertaining family and friends. Three generous bedrooms provide ample space, with the primary bedroom boasting a 4pc ensuite bathroom and double closets for abundant storage. Downstairs, the fully developed basement includes a recreation room, cozy family room with a second fireplace, fourth bedroom, and 3pc bathroomâ€"perfect for guests or growing families. Outside, enjoy the huge mature east-facing backyard, offering privacy within fully fenced grounds. The oversized double garage with convenient lane access provides secure parking and storage. The location truly shines with proximity to Heritage Park and Glenmore Reservoir, where you can enjoy cycling, walking, sailing, and kayaking. Tennis and pickleball enthusiasts will appreciate nearby courts, surrounded by green spaces, playgrounds, and scenic walking trails. With Rockyview Hospital minutes away and express bus rapid transit to downtown, this unbeatable location combines







suburban tranquility with urban convenience. Don't miss this opportunity to make this exceptional property your new home!

Built in 1958

# **Essential Information**

MLS® #	A2221489
Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,064
Acres	0.18
Year Built	1958
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

# **Community Information**

# Amenities

Parking Spaces Parking # of Garages	4 Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized 2
Interior	
Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Storage, Vinyl Windows, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Gas Log, Brick Facing, Mantle, Three-Sided
Has Basement	Yes
Basement	Finished, Full

#### Exterior

Exterior Features	Private Yard, Storage, Lighting
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level,
	Treed, Many Trees, Open Lot, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	30
Zoning	R-CG

### **Listing Details**

Listing Office RE/MAX Landan Real Estate

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