

\$849,900 - 71 Harcourt Road Sw, Calgary

MLS® #A2107250

\$849,900

4 Bedroom, 3.00 Bathroom, 1,164 sqft

Residential on 0.12 Acres

Haysboro, Calgary, Alberta

Welcome to this professionally renovated, modern and trendy 4 bedroom, 3 full bathroom bungalow with 2189 sq ft of total living space, on a large lot with a south-facing yard and brand new detached garage. This home is on a beautiful street in west Haysboro with excellent quality finishing throughout, a thoughtful layout, and lovely design choices from top to bottom. The main level of this bungalow is 1164 sq ft and the front foyer with built-in closet and built-in bench greets you as you enter. Brand new custom kitchen with stylish lacquered cabinetry, black hardware, quartz countertops, stainless steel appliances including a gas range, site-built hoodfan and large island with seating. The kitchen opens onto the dining area with more built-in cabinetry and quartz counter space. The spacious living room features large windows and a fireplace with floor to ceiling textured tile surround. 2 bedrooms on the main level, including the primary suite with built-in wardrobe closets with doors and drawers, and an amazing ensuite with a gorgeous tiled shower with custom niche with built-in lighting and glass wall and door, his & hers sinks, and heated tile floor. The second bedroom is spacious and also has plenty of built-in wardrobe closets. A second beautiful full bathroom completes this main level. All new vinyl plank flooring, knockdown ceilings, baseboards, trim and lighting throughout the the entire home. In the basement you will find a bright and roomy family room with a tiled



fireplace, large window, and wet bar with fridge, and a glass wall by the stairs that brings in extra light. 2 large bedrooms with new windows and built-in closets, the 3rd full bathroom, a great laundry room with brand new washer & dryer are located in the basement, along with a den/flex room, utility room and under the stair storage. The large south-facing yard features a brand new 21'6" x 21' double garage and new deck. New electrical panel and all new wiring, new hot water tank, and the furnace/ducts were just inspected and cleaned. New Hardieboard exterior on the house and all new windows. Great quiet street and neighborhood close to the Glenmore Reservoir and so many nearby amenities. a great place to call home!

Built in 1959

Essential Information

MLS® #	A2107250
Price	\$849,900
Sold Price	\$875,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,164
Acres	0.12
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	71 Harcourt Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2V 3E2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 19th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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