

\$699,900 - 72 Hanover Road Sw, Calgary

MLS® #A2143278

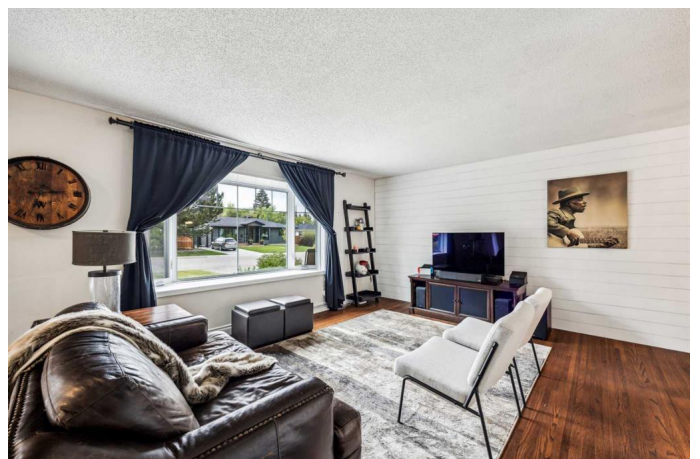
\$699,900

3 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.14 Acres

Haysboro, Calgary, Alberta

Introducing an exceptional 3-level split home, combining classic charm with modern improvements. Situated in a picturesque neighborhood, this home is a perfect blend of thoughtful design and functionality. As you approach, you'll be captivated by the striking exterior. The use of natural stone and hardy board are accentuated by lush landscaping to add depth that frames the property. Inside you'll be greeted by an open-concept main floor that exudes comfort. Large windows flood the space with natural light, creating an airy and inviting atmosphere. The spacious living room features a stunning bay window, the perfect centerpiece for gatherings. Rich hardwood floors add warmth and elegance, seamlessly connecting the living area to the rest of the home. The kitchen showcases custom cabinetry, gleaming Corian countertops, and stainless-steel appliances. Notice the adjacent dining area perfect for hosting dinner parties or a night at home with the family. The upper level is complete with three generously sized bedrooms each offering ample closet space and easy access to a stylish full bathroom. The lower level is designed for both relaxation and entertainment. A cozy family room provides the perfect spot for movie nights, while a home office offers a quiet space for work or study. Outside you'll find a backyard oasis that is sure to impress. Complete with an oversized double car garage and a large paved side area perfect for RV or boat storage. This home has



undergone thoughtful renovations and improvements, including: Triple pane Windows (2022), Bathrooms (2022), HE furnace (2022), Air conditioning (2022), Spray foam crawl space (2022), Attic insulation increase (2022), 200 Amp Electrical panel (2022) and Solar panel system - Clean Energy Improvement Program (CEIP). Located in the tranquil neighborhood of Haysboro, this home is just minutes away from top-rated schools, parks, shopping, and dining. Experience the perfect blend of indoor and outdoor living in a home that promises both style and comfort. Donâ€™t miss the chance to make this extraordinary property your own!

Built in 1958

Essential Information

MLS® #	A2143278
Price	\$699,900
Sold Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,112
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	72 Hanover Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3J4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Double Vanity, Recessed Lighting, Storage, Sump Pump(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Private, Rectangular Lot
Roof	Metal, Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2024
Date Sold	June 25th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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