

\$899,900 - 84 Hollyburn Road Sw, Calgary

MLS® #A2165239

\$899,900

5 Bedroom, 3.00 Bathroom, 1,375 sqft
Residential on 0.11 Acres

Haysboro, Calgary, Alberta

Welcome to this exquisite professionally renovated bungalow that was upgraded and enlarged in the 2000s. Spanning 1,375 square feet on the main level, this home boasts a total of 5 bedrooms and 3 full bathrooms, offering ample space for comfortable living.

As you approach, you'll be greeted by a charming covered front patio that sets the tone for what's inside. Step into an inviting open floor plan that seamlessly connects living, dining, and entertaining spaces. The elegant hardwood floors enhance the overall warmth of the home, while the living room shines with a unique three-sided fireplace that can also be enjoyed from the chef's kitchen.

Culinary enthusiasts will love the kitchen, complete with abundant maple cabinets, granite countertops, and a spacious center island featuring an eating bar and an extra sink. Another eating bar on the dining room side. The corner pantry and solar tube above the island add both functionality and brightness, making this kitchen a true standout.

The dining area, with its patio doors leading to a generous composite sundeck is perfect for gatherings and outdoor entertaining. Two gas outlets, one for a fire table and another for a barbecue. The master bedroom offers a peaceful retreat, featuring a spa-like 3-piece



ensuite with a beautifully custom-designed shower. A second bedroom with French doors provides flexibility as a den or guest room.

The fully developed lower level showcases laminate and vinyl plank flooring, offering three more spacious bedrooms, a 4-piece bathroom, and a large recreation room complete with a wet bar—ideal for entertaining guests. A big plus is the new leaf guard system installed in the newer eavestroughs making life so much easier in the fall and with a lifetime guarantee!

Enjoy year-round comfort in the heated triple garage with plenty of cupboards and storage space plus 220 wiring! Adjacent is a concrete parking pad. Convenience continues with a covered breezeway equipped with a gas line for a barbecue. The property is also enhanced by low-maintenance vinyl fencing, a dog run, central air conditioning and an underground sprinkler system!

Located on a quiet street, this home offers easy access to schools, parks, shopping, and the popular Glenmore Reservoir, with its extensive walking and biking paths. Don't miss your chance to make this extraordinary property your own! Contact us today for a viewing!

Built in 1958

Essential Information

MLS® #	A2165239
Price	\$899,900
Sold Price	\$860,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,375
Acres	0.11

Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	84 Hollyburn Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3H1

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Garage Door Opener, Heated Garage, Oversized, Parking Pad, Garage Faces Rear, Plug-In, See Remarks, Triple Garage Detached, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Track Lighting, French Door, Solar Tube(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Glass Doors, Kitchen, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Rain Gutters, Dog Run
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2024
Date Sold September 26th, 2024
Days on Market 14
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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