



# 70 HOGARTH Crescent Calgary Alberta

\$649,900

NESTLED in the HEART of HAYSBORO is this IMMACULATE AIR-CONDITIONED BUNGALOW that has 1911 Sq Ft of DEVELOPED SPACE, 2 PRIMARY Bedrooms (1 on Main, 1 in Basement) + 1 POTENTIAL 3rd BEDROOM in the Basement, 3 Bathrooms (incl/EN-SUITE), an Illegal SUITE in Basement, an OVERSIZED DOUBLE DETACHED GARAGE, an OVERSIZED FRONT DRIVEWAY PARKING PAD, a 50'6" X 14'2" PATIO, + 2 STORAGE SHEDS on a 5500 sq ft LOT = GREAT VALUE!!! Great curbside appeal w/MANICURED LAWN, TREE, + the LARGE Patio that exudes WARMTH, + HOSPITALITY as you ENJOY the SUN'S Gentle Glow. Upon entering the WELCOMING Foyer, you will see the Living Room which is a GREAT area to ENTERTAIN w/FAMILY, + FRIENDS. It has a Big Window allowing in NATURAL LIGHT which beckons you to RELAX or UNWIND after a long day. The Dining Room is COZY for those CONVERSATIONS/LAUGHTER around the Table, + Meals TOGETHER. This RENOVATED Kitchen has Floor-to-Ceiling BEAUTIFUL Brown Cabinetry, Tiled Backsplash, SS Appliances, Laminate Countertop, + EXTRA Cabinets w/Coffee Station. There is a door leading to the Basement (separate entrance to the illegal basement suite)+ outside to the Backyard. There is the 4 pc Bathroom, the Primary Bedroom w/Ceiling Fan, a WALK-THROUGH Closet incl/BUILT-IN Shelving, + a 3 pc EN-SUITE Bathroom w/STEAM Shower, + Laundry Room. A STORAGE Room completes the Main Floor. In the Basement Illegal SUITE is the Kitchenette w/WHITE Cabinets, + WHITE Appliances, an area for a Table, a 26'3" X 15'8" Family Room w/BRICK ELECTRIC FIREPLACE that INVITES you to curl up w/Good Book or Enjoy a MOVIE night. The 2nd PRIMARY Bedroom, a 3 pc Bathroom, a Laundry, + Utility Room. There is POTENTIAL to create a 3RD BEDROOM w/WINDOW that can be installed (see agent remarks of the seller's offer). This HOME has UPGRADED the Kitchen, NEW Windows, NEW Furnace, NEW H2O Tank, + Roof (2021). The South-Facing Backyard offers a SER...

Living room 22.67 Ft x 13.33 Ft

Kitchen 12.67 Ft x 12.50 Ft

Dining room 9.08 Ft x 8.50 Ft

Primary Bedroom 12.67 Ft x 10.75 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Other 7.75 Ft x 6.00 Ft

Family room 26.25 Ft x 15.67 Ft

Other 6.58 Ft x 4.00 Ft

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See

Mirror

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Other 12.00 Ft x 4.75 Ft

3pc Bathroom 12.00 Ft x 6.17 Ft

Other 7.75 Ft x 4.92 Ft

Bedroom 22.83 Ft x 12.00 Ft

Laundry room 13.08 Ft x 5.83 Ft

3pc Bathroom 7.50 Ft x 6.67 Ft