



## 9755 Elbow Drive Calgary Alberta

\$649,000

Step into your dream home at 9755 Elbow Drive, nestled in the desirable Haysboro community of Southwest Calgary. This impeccably maintained bungalow boasts over 2000 square feet of luxurious living space, including 4 spacious bedrooms and 2 full bathrooms, designed for comfortable family living. Key Features: Elegant Interiors: Enjoy the charm of classic hardwood flooring throughout and the convenience of custom CALIFORNIA CLOSETS in every room. The recently upgraded bathrooms add a touch of modern elegance, and new windows (installed in 2020) enhance both aesthetics and energy efficiency. The open and bright kitchen offers tons of storage with elegant wood cabinetry and a gas stove. Finished Basement: Professionally developed to offer an extra bedroom with egress windows, luxury vinyl flooring, a large laundry room, and a versatile great room complete with a bar--perfect for hosting gatherings or enjoying family time. Sustainable Living: This home comes equipped with SOLAR PANELS, ensuring eco- friendly energy use, alongside a Culligan water filtration system and a radon exhaust system for peace of mind. Outdoor Oasis: The meticulously maintained exterior includes a west-facing backyard ideal for family fun and relaxation, highlighted by durable fencing, sleek exposed aggregate concrete pathways, an oversized insulated 26 x 27 garage, and RV parking. Located in a vibrant neighborhood, this home is close to numerous schools, shopping centers, and parks, making it a perfect setting for both relaxation and adventure. This property truly offers enormous value with every amenity considered. (id:6769)

3pc Bathroom 5.08 Ft x 8.42 Ft  
Bedroom 10.25 Ft x 10.25 Ft  
Kitchen 10.83 Ft x 9.17 Ft  
Laundry room 9.92 Ft x 17.25 Ft  
Family room 16.50 Ft x 16.25 Ft  
Storage 10.33 Ft x 15.25 Ft  
4pc Bathroom 6.67 Ft x 6.50 Ft

Bedroom 10.58 Ft x 10.83 Ft  
Bedroom 10.00 Ft x 10.83 Ft  
Dining room 10.58 Ft x 7.75 Ft  
Kitchen 10.58 Ft x 12.75 Ft  
Living room 12.42 Ft x 17.00 Ft  
Primary Bedroom 11.08 Ft x 14.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

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**RE/MAX**

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(CENTRAL)**

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