



## 64 Healy Drive Calgary Alberta

\$679,900

Welcome to 64 Healy Drive! This beautifully renovated bungalow is situated in a peaceful, family-friendly neighbourhood in one of Calgary's most desirable South communities. With a fresh, modern feel, this home combines sophistication and charm in a spacious open layout filled with natural light. Step into the inviting foyer, where you'll find a bright living room with oversized windows, flowing seamlessly into a generous dining area. The heart of the home is the stunning chef's kitchen, featuring sleek stainless-steel appliances and crisp white cabinetry with a large window overlooking the private landscaped backyard. The main level also includes a stylish 3-piece bathroom with in-floor heating, elegant subway tile with an oversized spa inspired shower, a spacious primary bedroom retreat complete with a custom-built closet and two additional well-sized bedrooms offer plenty of space for family or guests. The fully finished basement features a private entrance that leads to a large recreation room, perfect for movie nights, along with ample space for a game room, home office, or workout area. A well-designed 3-piece bath and a versatile flex room—ideal for an office or fourth bedroom with two non-egress windows for added light. The spacious utility room provides plenty of storage, a large laundry area, and easy access to the furnace and hot water tank all complete the lower level. Numerous Upgrades: Windows on Main Floor with Hunter Douglas Blinds (2013), High Efficiency Furnace (2009) serviced and inspected 5 months ago, A/C (2023), HWT - 50 gallon (2018), Luxury Vinyl Plank on Main Floor (2019), Main Floor Bathroom (2018), Lower 3-piece Bathroom (2024), Roof Shingles (2013), Eavestrough & Soffits (2014), Fence (2018), Front Concrete Patio and Steps (2017), Exterior Doors (2018). Walking distance to Heritage LRT Station, Haysboro School (K-6), Woodman School (7-9...

3pc Bathroom 5.33 Ft x 5.83 Ft

Office 11.92 Ft x 9.92 Ft

Recreational, Games room 13.33 Ft x 36.08 Ft

Furnace 11.58 Ft x 16.25 Ft

3pc Bathroom 8.08 Ft x 4.83 Ft

Bedroom 7.83 Ft x 9.83 Ft

Bedroom 11.33 Ft x 8.42 Ft

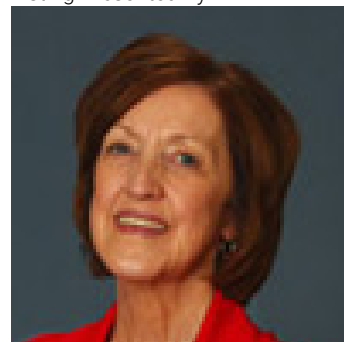
Dining room 11.92 Ft x 6.83 Ft

Kitchen 11.92 Ft x 8.67 Ft

Living room 11.33 Ft x 15.75 Ft

Primary Bedroom 11.42 Ft x 11.92 Ft

Listing Presented By:



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**REALTY**

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