



## 44 Hillgreen Place Calgary Alberta

\$749,900

Welcome to 44 Hillgreen Place SW, a beautiful home located on a quiet, family-friendly cul-de-sac in one of Calgary's most desirable southwest communities. Combining comfort and convenience, this 4-level split offers the perfect sanctuary for growing families or anyone seeking a peaceful, well-connected neighborhood to call home. Mature trees and an inviting entryway set the tone for what's inside. Step through the front door into a warm and welcoming interior where natural light pours through large windows, highlighting the open-concept living and dining spaces. Whether you're hosting friends or enjoying a quiet evening, the main floor layout makes daily living effortless and enjoyable. The kitchen rounds out the main floor with easy access to the back yard and other living areas, making it ideal for casual family meals or entertaining guests. Just off the kitchen, the back entrance opens to a spacious backyard complete with a deck--perfect for summer BBQs, morning coffee, or watching kids and pets play in the fully fenced yard. Upstairs, you'll find a generous primary bedroom with large windows offering a quiet retreat at the end of the day. Additional bedrooms are well-sized and can easily serve as children's rooms or home offices. The full bathroom upstairs ensures plenty of space for the whole family. The lower level boasts an additional 3-piece bathroom, as well as an enormous rec room, complete with fireplace and bar area. The unfinished basement provides lots of storage space or room for other potential activities (workshop, home gym, etc.) Located in a prime southwest location, 44 Hillgreen Place SW offers easy access to major routes like Glenmore Trail and Stoney Trail, making commuting around the city a breeze. You're just minutes away from top-rated schools, parks, shopping, and dining options, with nearby amenities like Chinook Mall, 15 minutes to downtown...

3pc Bathroom Measurements not available

Recreational, Games room 25.17 Ft x 13.58 Ft

Living room 15.33 Ft x 20.83 Ft

Dining room 12.58 Ft x 9.25 Ft

Kitchen 7.83 Ft x 12.08 Ft

Bedroom 9.75 Ft x 10.42 Ft

Bedroom 11.75 Ft x 8.00 Ft

Primary Bedroom 9.25 Ft x 15.33 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Greater Calgary Real Estate



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