



## 4704 North Haven Drive Calgary Alberta

\$710,000

Welcome to this impeccably maintained bungalow, located in a sought-after neighbourhood. This home stands out with its lovely curb appeal, featuring well-developed, manicured trees, shrubs, and underground sprinkler system that keeps the landscape vibrant and lush. Inside, you are greeted by a spacious living area that seamlessly flows into a large dining space, creating an open and inviting atmosphere for entertaining and daily living. The modern, white walls throughout the main floor maximize the natural light, complemented by very nice, high-quality carpeting in perfect condition, which lies over the original hardwood floors found throughout the main floor, except in the kitchen and bathrooms. The kitchen, remodeled 15 years ago, boasts blonde oak cabinetry, quartz countertops, and a suite of appliances including a new dishwasher, an electric stove installed in 2020, a vented microwave hoodfan, and a fridge that is just 10 years old. A larger window overlooks the serene backyard, enhancing the kitchen's charm and functionality. There is also a good space to accommodate an informal dining table in the kitchen. Beyond the kitchen and dining area is a beautiful, heated sunroom by Four Seasons—an exquisite addition to the home ideal for morning coffees, cultivating plants, hosting dinners, or unwinding with a book. It features three operable windows that invite a delightful breeze, perfect for enjoying the seasons. The home offers three bedrooms on the main floor, all of generous size, as this was a past show home when the area was first developed. The master bedroom is particularly spacious with a sizeable closet, providing a private and comfortable retreat. The basement includes a large family room equipped with a fun, old-school bar area and a new, decorative gas fireplace that is thermostat controlled and includes a remote for easy operation. The beautiful pian...

Bedroom 10.17 Ft x 12.08 Ft

Family room 27.83 Ft x 23.00 Ft

Laundry room 15.58 Ft x 13.08 Ft

3pc Bathroom 5.75 Ft x 4.42 Ft

Living room 13.33 Ft x 16.42 Ft

Dining room 9.67 Ft x 12.33 Ft

Kitchen 12.75 Ft x 12.33 Ft

Primary Bedroom 11.00 Ft x 12.33 Ft

Bedroom 9.58 Ft x 11.17 Ft

Bedroom 9.25 Ft x 11.25 Ft

5pc Bathroom 4.92 Ft x 12.33 Ft

Sunroom 12.75 Ft x 10.08 Ft

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Listing Presented By:



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