



11 Selkirk Drive Calgary Alberta

\$859,900

Fully renovated 4-level split in West Haysboro offering over 2,500 sq. ft. of living space. A legal walk-out basement suite, ideal for second family, provides a full kitchen, living room with a 72" electric fireplace, two bedrooms, a 3pc bathroom, and in-floor heating. An open-concept kitchen highlights the main floor, featuring oversized cabinets, stainless steel appliances, granite counters, an eating bar, and a pantry. Adjacent to the kitchen is a living room with a second 72" electric fireplace, built-in wall units, and a custom tiled feature wall. The formal dining area comfortably fits a large family table and includes a built-in bar. Upstairs, the master retreat includes a walk-in closet and a 5pc spa-inspired ensuite complete with dual sinks, a glass shower with bench and water jets, a soaker tub, and heated floors. A second spacious bedroom completes the upper level. Notable upgrades include aluminum windows with retractable screens, new doors with multi-point locking systems, Alfa tile flooring, granite counters throughout, custom closet organizers, a newer Kinetico water softener, and a newer high-efficiency furnace. Smart home additions such as LED lighting, a smart thermostat, and code/chip/fingerprint deadbolts enhance convenience and security. Outdoor living is just as impressive with a west-facing yard featuring low-maintenance landscaping, a patio, hot tub, storage shed, and natural stone retaining. Parking is exceptional with an oversized insulated and heated double detached garage with alley access, plus a covered carport. Located close to the BRT line, Southland C-Train Station, an off-leash dog park, and nearby amenities. Positioned north of Southland Drive and west of Elbow Drive. (id:6769)

Other 12.08 Ft x 15.00 Ft
Recreational, Games room 13.00 Ft x 15.42 Ft
Laundry room 6.67 Ft x 14.50 Ft
Bedroom 8.58 Ft x 13.58 Ft
Bedroom 12.17 Ft x 14.08 Ft
3pc Bathroom Measurements not available
Living room 13.00 Ft x 16.17 Ft

Dining room 11.33 Ft x 18.42 Ft
Kitchen 11.75 Ft x 16.58 Ft
Laundry room 4.08 Ft x 6.58 Ft
Primary Bedroom 11.33 Ft x 13.42 Ft
Bedroom 10.42 Ft x 14.83 Ft
5pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca