



1303 87 Avenue Calgary Alberta

\$1,275,000

Set on a quiet, established street in the heart of HAYSBORO, this beautifully reimagined bungalow delivers over 2,700 sq. ft. of developed living space and the confidence of an extensive renovation completed from the studs out. Thoughtfully redesigned with quality craftsmanship, sophisticated finishes, and modern conveniences throughout, this is a truly TURNKEY home in one of Calgary's most established communities. The bright and inviting main floor is designed for both everyday living and entertaining. At the heart of the home, the gourmet kitchen features custom cabinetry, quartz countertops, and a premium appliance package with impressive smart-home functionality, including an ENERGY STAR(R) refrigerator with an internal water dispenser and AI Family Hub+ technology, along with a gas range offering smartphone connectivity. The adjoining dining area is elevated by detailed wood moulding, while the living room makes a statement with a dramatic FULL-HEIGHT STONE FIREPLACE feature wall and electric fireplace. The primary retreat offers HIS & HERS CLOSETS and a beautifully finished 4-piece ensuite wrapped in floor-to-wall tile for a refined, spa-inspired feel. Two additional bedrooms complete the main level, including one with custom built-in shelving and an impressive 8-foot window, while the other features large south-facing windows and offers excellent flexibility as a bedroom or HOME OFFICE. Downstairs, the fully developed lower level provides exceptional additional living space with an expansive recreation area, stylish feature wall, and WET BAR--an ideal setting for movie nights, entertaining, or relaxing with family. Two additional bedrooms provide plenty of room for guests or extended family, including one with a walk-in closet and another with built-in shelving. Beyond the finishes, extensive improvements provide added peace of mind, including a NEW FURNACE,...

3pc Bathroom 9.08 Ft x 5.92 Ft

Other 11.58 Ft x 11.00 Ft

Bedroom 14.83 Ft x 10.50 Ft

Bedroom 15.00 Ft x 10.67 Ft

Laundry room 6.17 Ft x 6.50 Ft

Recreational, Games room 22.58 Ft x 12.58 Ft

Furnace 6.17 Ft x 3.42 Ft

3pc Bathroom 5.00 Ft x 9.75 Ft

4pc Bathroom 14.17 Ft x 6.42 Ft

Bedroom 14.25 Ft x 12.08 Ft

Bedroom 14.25 Ft x 9.00 Ft

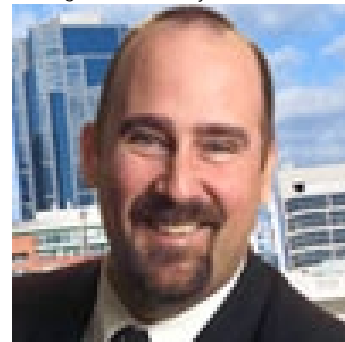
Dining room 15.83 Ft x 10.25 Ft

Kitchen 16.00 Ft x 13.00 Ft

Living room 24.42 Ft x 15.08 Ft

Primary Bedroom 17.67 Ft x 9.83 Ft

Listing Presented By:



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