

8304 11 Street Calgary Alberta

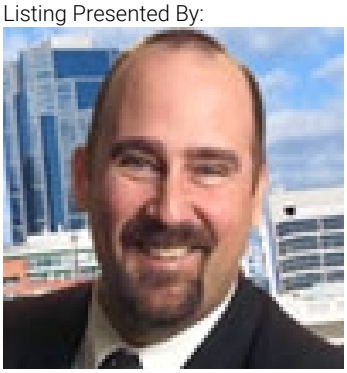
$859,999

They say you can build a great home in almost any location but you can't build a great location. And this one has it all. Nestled on a corner lot in the heart of Haysboro, just moments from Heritage Park and the Glenmore Reservoir, this home has been taken down to the studs and rebuilt with quality in mind, including professional remediation completed as part of the renovation. From the moment you pull up, the curb appeal will have heads turning.Step inside and you're welcomed by a living room crafted to perfection a bright, tastefully designed space that sets the tone for the rest of the home. From there, the open-concept kitchen and dining area flow together seamlessly, designed to reflect true luxury living, with a brand new kitchen, new appliances, and finishes throughout that make everyday cooking and entertaining feel effortless.The main floor offers 3 spacious bedrooms alongside 2 full bathrooms, finished with modern luxury tile work that elevates the everyday. Downstairs, a legal basement suite adds 2 more bedrooms and a full bathroom, complete with its own brand new kitchen and finishes ideal as a mortgage helper, space for extended family, or long term rental income.Outside, the home is just as thoughtfully done. The backyard is fully fenced and landscaped, with a BBQ gas line already run so you can start grilling the moment you move in. Parking is no issue either, with a driveway plus an oversized detached garage equipped with a gas line for heat.This one is truly move in ready just pack your boxes, this home is calling your name. And there are hidden touches throughout that will catch your eye once you see it in person. So what's stopping you? Book your private showing today. (id:6769)

Bonus Room 2.83 Ft x 17.83 Ft
Recreational, Games room 14.25 Ft x 28.75 Ft
4pc Bathroom 7.08 Ft x 6.33 Ft
Laundry room 7.50 Ft x 6.17 Ft
Furnace 5.33 Ft x 12.83 Ft
Bedroom 11.75 Ft x 8.83 Ft
Primary Bedroom 12.83 Ft x 12.00 Ft
Den 9.75 Ft x 8.67 Ft

Living room 14.67 Ft x 18.92 Ft
Kitchen 9.67 Ft x 13.67 Ft
Dining room 13.58 Ft x 8.58 Ft
4pc Bathroom 9.75 Ft x 4.92 Ft
3pc Bathroom 4.50 Ft x 8.58 Ft
Primary Bedroom 12.00 Ft x 11.08 Ft
Bedroom 9.83 Ft x 11.00 Ft
Bedroom 7.75 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

https://investingincalgary.ca/

RE/MAX Realty Professionals

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

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