

**15 Hazelwood Crescent SW
Calgary, Alberta**

MLS # A2176131



\$659,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1959 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, On Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Open House Saturday, November 2nd from 1-3pm. Welcome to this charming bungalow sitting on a huge corner lot in the family-friendly neighbourhood of Haysboro. This home has been lovingly maintained and upgraded over the years. With 3 bedrooms on the main level, a large open kitchen with breakfast bar, dining area with custom built-ins, and large living room, there is space for the whole family and for entertaining guests! The kitchen features a brand new fridge and hood fan, plus plenty of counter space and the view of the massive south-exposed backyard. You’ll appreciate that this home has all brand new windows throughout with upgraded Hunter Douglas blinds. The main level hardwood floors were also recently sanded and refinished for a beautiful natural look. The current owners put their special touch on the place with fresh paint, and modern hardware & lighting throughout. Winters will be nice & toasty with the new attic insulation added in 2022. With a separate entry at the back, a basement suite could easily be added to this home plus, there is already a large egress window in every room of the basement. On this level, you’ll find a large family room, a 4th bedroom currently being used as an office, a 3-piece bathroom and the laundry room. There is an additional flex room that could easily be transformed into a 5th bedroom. Enjoy sun all day long in the backyard which features a stone patio, large raised wood deck, endless grass for the kids & dogs to play, and access to the single detached garage. This home is just 20 minutes from downtown, right by the Southland LRT station, and in close proximity to tons of shopping & amenities!