

24 Henefer Road SW  
Calgary, Alberta

MLS # A2308353



## \$820,000

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Garden, Landscaped, No Neighbours Behind, Pie Sh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

This fully reimagined designer Bungalow offers over 2000 sq ft of developed living space, featuring 4 bedrooms (2+2) and 3 full bathrooms, all situated on one of the largest west facing backyards in the highly desirable community of Haysboro. From the moment you step inside, you're welcomed by a bright, open-concept design, highlighted by vaulted ceilings with stunning exposed solid cedar beams. Thoughtfully designed for both everyday living and entertaining, this home delivers style, comfort, and functionality throughout. The beautifully updated kitchen is the heart of the home, complete with a massive quartz island, stainless steel appliances and farmhouse sink, all complemented by the durable luxury vinyl plank flooring under foot. There is a stylish coffee/wine bar adjacent to the kitchen that adds extra storage and practicality. The open living area features a stunning gas fireplace, perfect for cozy evenings. Down the hall, the spacious primary suite offers a walk-in closet and a gorgeous 4-piece ensuite, creating a private retreat. There is also an additional bedroom and 4 piece bathroom to complete the main floor. The fully developed lower level is ideal for family or guests, featuring two additional bedrooms, a full bathroom, laundry room and new egress windows. Step outside to your exceptional backyard - a private, mature, tree-lined, oversized, fenced lot. Enjoy a gardener's dream setup with a greenhouse, garden beds, vegetable and herb garden boxes, plus a dedicated dog run for added convenience. This home has been extensively upgraded for peace of mind and long-term value, including upgraded windows throughout, a new garage door, and major mechanical improvements such as high-efficiency furnace with humidifier (2020), high-efficiency hot water tank (2020), spray foam insulation for enhanced energy efficiency,

fully upgraded electrical with new panel, all new plumbing (above and below ground), including backwater valve and sump pump. All new eavestroughs, fascia, and soffits (2020). A rare opportunity to own a beautiful home on a premium lot, in an established, family-friendly community. Conveniently located with close proximity to the LRT for quick and easy travel downtown. Walk or bike the paths around the Glenmore Reservoir and South Glenmore Park! Every major upgrade has been done - just move in and enjoy. Homes like this don't last &hellip; book your showing today!