

30 Hallbrook Drive SW  
Calgary, Alberta

MLS # A2201592



**\$719,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Sauna		

**Inclusions:** Kitchen Bar Stools (2x), Shed

Welcome to this immaculate and move-in ready bungalow in the highly sought-after West Haysboro neighborhood! This charming home is perfectly situated near all amenities, offering a true sense of community and convenience. Boasting over 2,000 sqft. of thoughtfully developed living space, this bright and inviting property is a harmonious blend of comfort and functionality. Step inside to discover the spacious living room with a free-standing gas fireplace and dining area that seamlessly transitions to the outdoor deck, creating an effortless indoor-outdoor lifestyle. The well-appointed kitchen features ample storage, a raised eating bar, sleek granite counters, and a full suite of appliances, including a premium Wolf gas cooktop. The main level offers three comfortable bedrooms and a tastefully updated 4-piece bathroom. The fully finished basement features a spacious recreation room, an additional versatile bedroom or office, a convenient 2-piece bathroom, classic, fully functional Cedar sauna, a practical cold room, a well-equipped laundry area, and abundant storage. The beautifully landscaped front and backyard are adorned with mature trees, graceful weeping carraganas, low-maintenance garden beds, a spacious deck, patio, BBQ gas hookup, and 2 sheds. A heated single attached garage completes the package! Notable updates include a hot water tank, vinyl windows, roof, and main floor knockdown ceilings (2024). Ideally located steps from Haysboro Elementary (K-6) and the vibrant community center featuring outdoor skating rinks, tennis courts, basketball nets, and a natural playground. Minutes to the STEM Innovation Academy JH (7-9) and Eugene Coste Elementary (Spanish immersion K-5), and minutes from the Haysboro off-leash dog park, Glenmore Landing, Glenmore Reservoir, Calgary's extensive walk and bike pathways, and

Heritage Park. This meticulously maintained property offers an unparalleled lifestyle in one of Calgary’s most desirable neighborhoods.