

# **\$739,900 - 43 Haskayne Drive Nw, Calgary**

MLS® #A2206082

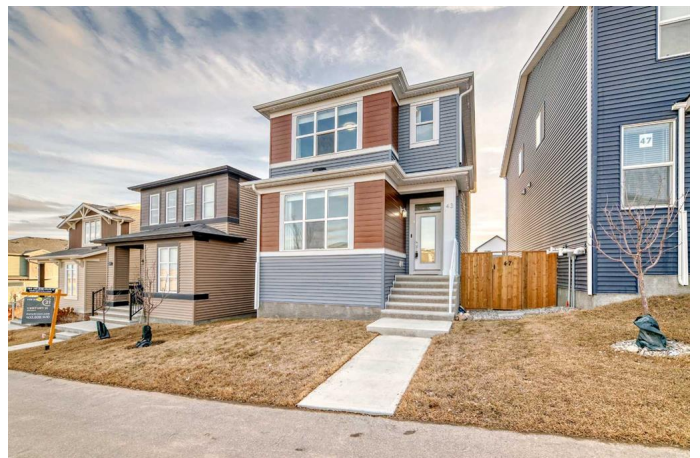
**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,754 sqft

Residential on 0.07 Acres

Haskayne, Calgary, Alberta

Huge price reduction for quick sale! This fabulous 2 Storey WALK-OUT boasts \$54000 in builder and custom upgrades and is PRICED TO SELL. The staircase has been opened up, the kitchen expanded and an OVERSIZED WINDOW installed allowing sunshine to stream in from the SW facing backyard. A LARGE CUSTOM PANTRY has been added as well as a MUDROOM. The 19.5 x 8'8" DECK has been EXTENDED OUT AND ACROSS THE WIDTH OF THE HOUSE. The Great Room features a gorgeous modern electric fireplace surround by marble tile and is open to the spacious dining area. The Flex Room at the front of the house is currently used as a Media/Family Room but could serve as an Office as well. The upstairs accommodates a HUGE BONUS ROOM, Laundry Room with build-ins, a SPACIOUS MASTER BEDROOM, with a lovely 3 pc Ensuite and Walk-in closet. Two other bedrooms and a 4 pc bath complete the Upper Level. All closets have CLOSET ORGANIZERS. The WALK-OUT BASEMENT is left to your imagination and needs. OVERSIZED WINDOWS allow for a bright, inviting Lower Level. A patio door leads out to the LANDSCAPED and FULLY FENCED backyard with PAVED BACK ALLEY access. The lighting and appliances are programmed and controlled by an App to your phone. Fashionable and functional Gemstone lights flank the front of the house. NO NEED TO HANG CHRISTMAS LIGHTS! This beautiful



property exudes charm and pride of ownership is evident when you step through the door. Rockland Park is a wonderful family-oriented community with an abundance of amenities including a pool, hot tub, fitness and sports rec centre, skating rink, walking trails, playground and park and pond. A future k-9 CBE School and a large commercial hub is planned.

Built in 2022

### Essential Information

MLS® #	A2206082
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,754
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	43 Haskayne Drive Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H2

### Amenities

Amenities	Park, Party Room, Recreation Facilities, Clubhouse, Playground, Racquet Courts, Spa/Hot Tub
Parking Spaces	2
Parking	Parking Pad, Alley Access, Off Street

Has Pool	Yes
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## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Quartz Counters, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Garburator, Humidifier, Microwave, Refrigerator, Washer, Window Coverings, Gas Water Heater, Induction Cooktop
Heating	Forced Air, Natural Gas, High Efficiency, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Tile, Electric, Great Room, Insert
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out, Exterior Entry

## Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Irregular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	36
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	MON

## Listing Details

Listing Office	Royal LePage Solutions
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