

# \$699,900 - 32 Hooke Road Sw, Calgary

MLS® #A2207794

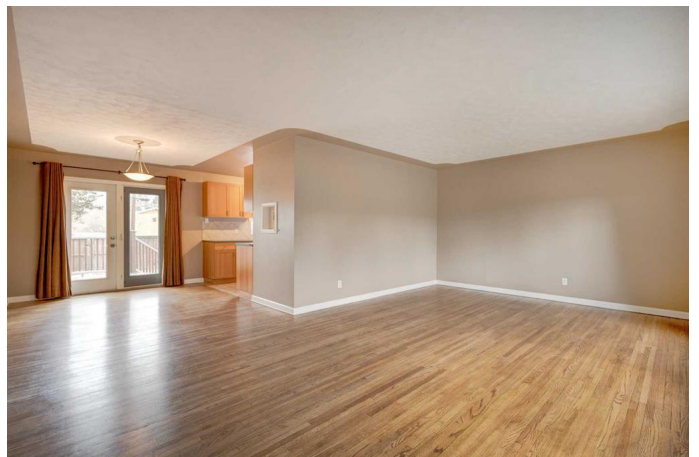
**\$699,900**

5 Bedroom, 2.00 Bathroom, 1,110 sqft

Residential on 0.13 Acres

Haysboro, Calgary, Alberta

Welcome to this immaculate and move-in ready home in West Haysboro!! Nestled close to all amenities, this neighborhood exudes a true sense of belonging. The perfect blend of comfort and convenience this bright and spacious bungalow offers over 2000 sq.ft. of developed living space! Upon entering, you are welcomed by an expansive south exposed living room and dining area that seamlessly connects to the outdoor deck, creating a easy indoor/outdoor flow. Hardwood floors refinished (2018). Functional kitchen is equipped with ample storage and counter space, full appliance package including a new Bosch dishwasher. Upper level offers 3 bedrooms and updated 4PC bathroom. Separate entrance that allows for the basement to be easily suited. Fully development basement with large rec room, 2 additional bedrooms, 3PC bathroom (2021), laundry area and ample storage. Beautifully landscaped front and backyard! Front walkway and porch (2009), Mature trees, weeping carraganas, garden bed, double detached garage. Exterior house and garage painted (2020). Ideally located footsteps from the STEM Innovation Academy JH (7-9) and Eugene Coste Elementary (Spanish immersion K-5). Minutes to Haysboro Elementary (K-6) and community center with 2 outdoor skating rinks, tennis courts, basketball nets and Natural Playground. Just steps to the Haysboro off-leash dog park. Close to all daily amenities including, Glenmore Landing,



Glenmore Reservoir, Calgary walk and bike pathway systems and Heritage Park. This property hasd been well maintained, offering unparalleled convenience and lifestyle opportunities in one of Calgary's most desirable neighborhoods.

Built in 1958

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207794    |
| Price          | \$699,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,110       |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 32 Hooke Road Sw |
| Subdivision | Haysboro         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 3K5          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Separate Entrance, French Door |
|-------------------|--------------------------------------------------------------------|

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air                                                                                               |
| Cooling      | None                                                                                                     |
| Has Basement | Yes                                                                                                      |
| Basement     | Finished, Full                                                                                           |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, Treed |
| Roof              | Asphalt                                                                     |
| Construction      | Cedar, Stucco, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 6               |
| Zoning         | R-CG            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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