

# **\$675,000 - 43 Haskayne Drive Nw, Calgary**

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MLS® #A2225296

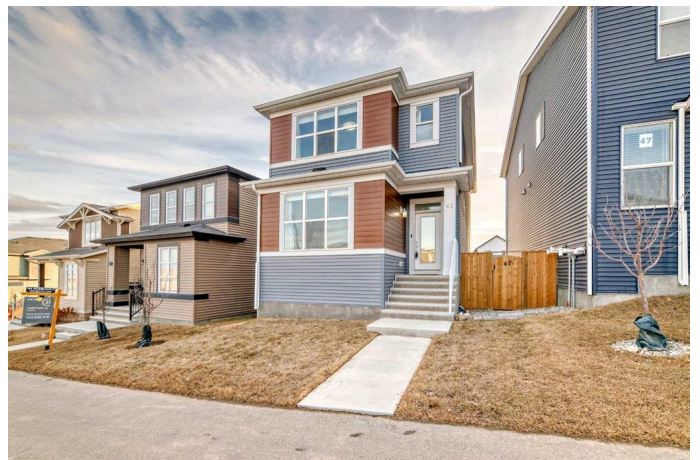
**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,754 sqft

Residential on 0.07 Acres

Haskayne, Calgary, Alberta

What a FABULOUS COMMUNITY with an abundance of amenities including a pool, hot tub, tennis courts, fitness and sports centre, skating rink, walking and biking trails, park and pond. A future K-9 CBE school and a large commercial hub is planned. This gorgeous 2 Storey WALK-OUT boasts \$54000 in builder and custom upgrades and is THE BEST PRICED DETACHED HOME IN THE ENTIRE AREA!!! The staircase has been opened up, the kitchen expanded and an OVERSIZED WINDOW installed allowing the sunshine to stream in from the SW facing backyard. A LARGE CUSTOM PANTRY was created as well as a mudroom. The deck was extended to 19'5" x 8'8" to the ENTIRE WIDTH OF THE HOME! The Great Room features a CONTEMPORARY ELECTRIC WALL FIREPLACE set in a beautiful marble tile and it is open to the spacious dining area and kitchen. The FLEX ROOM at the front of the house is currently used as a MEDIA ROOM but could be an OFFICE OR EVEN A 4TH BEDROOM. The upstairs accommodates a HUGE BONUS ROOM , LAUNDRY ROOM WITH BUILT-INS, A ROOMY PRIMARY BEDROOM with OVERSIZED WINDOWS, a STUNNING 3 piece ENSUITE and WALK-IN CLOSET. Two other bedrooms with CLOSET ORGANISERS and a 4 pc bath complete the upper level. The WALK-OUT BASEMENT is left to your own imagination and needs, it features OVERSIZED WINDOWS across the back allowing for a bright lower level. A patio



door leads to a landscaped, fully fenced backyard and layout for a double garage off the paved back alley. The lighting and appliances are programmed with an app to monitor and control from your phone. Fashionable and functional GEMSTONE LIGHTS flank the front of the house so no need to hang Christmas lights. This beautiful property EXUDES CHARM and PRIDE OF OWNERSHIP is evident from the moment you enter this immaculate, almost and better than new home.

Built in 2022

**Essential Information**

MLS® #	A2225296
Price	\$675,000
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	Clubhouse, Fitness Center, Park, Picnic Area, Racquet Courts, Pool
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Parking Spaces	2
Parking	Alley Access, Parking Pad, P
Has Pool	Yes

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Island, No Animal Home, No Quartz Counters, Separate E Bathroom Rough-in
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Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator, V Heater, Humidifier
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Heating	Floor Furnace, Forced Air, No
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Cooling	None
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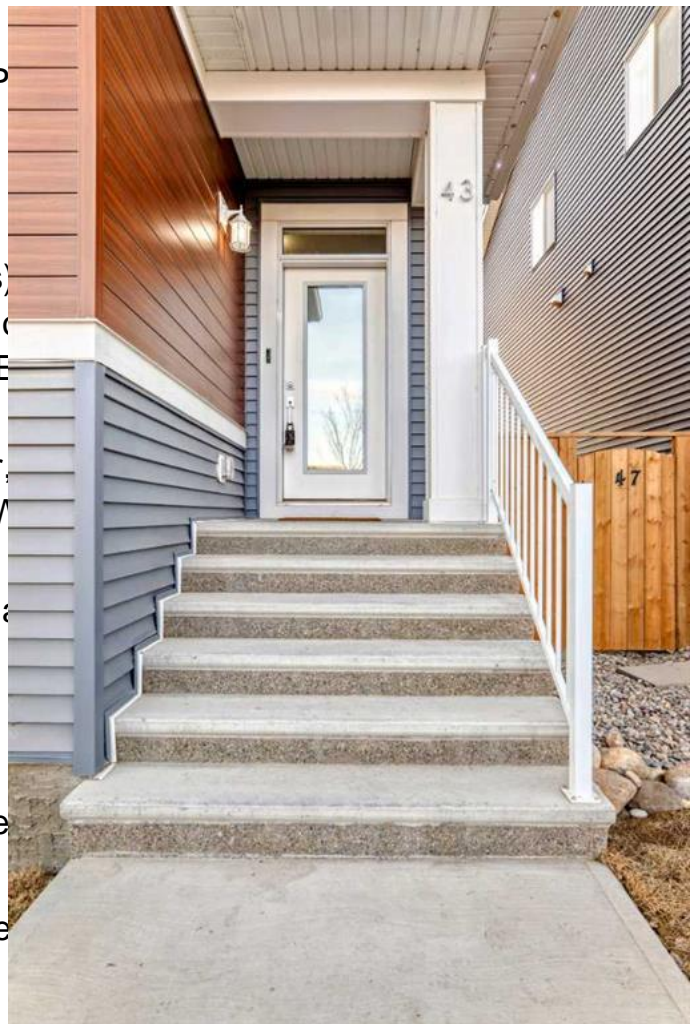
Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Electric, Great Room, Marble
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Has Basement	Yes
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Basement	Exterior Entry, Full, Unfinishe
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## Exterior

Exterior Features	Lighting
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Lot Description	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Irregular Lot, Landscaped, See Remarks
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Roof	Asphalt Shingle
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Construction	Aluminum Siding
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Foundation	Poured Concrete
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## Additional Information

Date Listed	May 28th, 2025
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Days on Market	10
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Zoning	R-G
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HOA Fees	60
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HOA Fees Freq.	MON
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## Listing Details

Listing Office	Royal LePage Solutions
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