

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

MLS® #A2206082

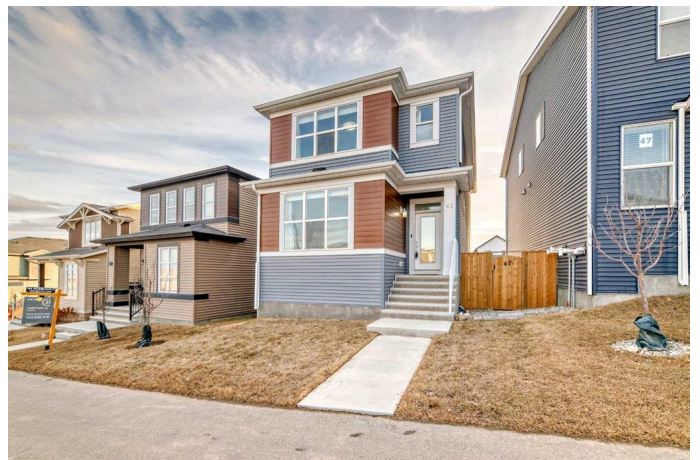
**\$739,900**

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

|          |     |
|----------|-----|
| Has Pool | Yes |
|----------|-----|

## Interior

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

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 33               |
| Zoning         | R-G              |
| HOA Fees       | 60               |
| HOA Fees Freq. | MON              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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