

# \$879,900 - 15 Huxley Place Sw, Calgary

MLS® #A2146908

**\$879,900**

4 Bedroom, 2.00 Bathroom, 1,385 sqft

Residential on 0.21 Acres

Haysboro, Calgary, Alberta

Welcome to this lovely 4 Level Split, Detached House in the popular Haysboro. This Home isn't your typical cookie cutter house on a tiny lot. This well built house on a Huge lot that is more then double the typical lot size has loads to offer. Unique 4 level split layout with a in-law suite (illegal) on the 3rd level. Nearly 2700 sqft of total updated living space, huge 9150 sqft Pie Lot, 30' X 30' Detached Garage, front, back and RV Parking, lots of upgrades and improvements over the year and suite (illegal) perfect for mother-in-law or rental. First thing you will notice is the wonderful location on a quiet cul-de-sac close to shopping and super close to the Glenmore Reservoir. Updated exterior and newer windows and 35 year fiberglass roof shingles. Inside you're welcomed with a spacious entry with double closet, large living room that flows into the dining room and kitchen and includes a cozy gas fireplace and hardwood and tile floors. The kitchen has been tastefully updated with large island, oversized windows overlooking the covered deck, corner pantry and loads of cabinets. The upper level features 3 really nice sized bedrooms all with double closets, hardwood floors and there's a lovely 4pc bath. The 3rd level is super unique and could serve perfect as a mother-in-law suite (illegal) or rental with it's own entry. On this level there's an office or 4th bedroom, 2nd living room with vinyl plank flooring, kitchen area and 3pc bathroom with laundry. The lowest or 4th level



features a huge family room with laminate floors, corner wood fireplace, wet bar area and utility room. This lowest level can also be accessed easily from the mainlevel without going through the 3rd level. Outside is a treat with one of the largest lots in Haysboro.

Mature trees, greenhouse, huge covered deck, RV parking stall, storage shed, kids playhouse, rear alley parking and a oversized heated 30' x 30' double garage with 9' ceiling. Great location close to several schools, shopping and the Glenmore Reserve.

This home has so much to offer!

Built in 1958

### Essential Information

MLS® #	A2146908
Price	\$879,900
Sold Price	\$845,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,385
Acres	0.21
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### Community Information

Address	15 Huxley Place Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3G9

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street, Oversized, RV Access/Parking

## Interior

Interior Features	Open Floorplan, Bar, Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Dining Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite, Walk-Out

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2024
Date Sold	October 8th, 2024
Days on Market	95
Zoning	R-C1
HOA Fees	0.00

## Listing Details

Listing Office	Evolve Realty
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