



**15 Huxley Place SW  
Calgary, Alberta**

**MLS # A2146908**



**\$879,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Suite fridge & stove, greenhouse, garage shelving secured to wall, pool, hot tub and pool pump included as-is.

Welcome to this lovely 4 Level Split, Detached House in the popular Haysboro. With nearly 2700 sqft of total updated living space this home might surprise you with all of it's one of a kind features. Huge 9150 sqft Pie Lot, 30' X 30' Detached Garage, front, back and RV Parking, lots of upgrades and improvements over the year and a fantastic 3rd level 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. This home has so much to offer!