



THE A-TEAM

RE/MAX FIRST

15 HUXLEY Place, Calgary T2V 3G9

MLS@#: A2146908 Area: Haysboro Listing: 07/04/24 List Price: \$879,900
Status: Pending County: Calgary Change: -\$20k, 27-Jul Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1958
Lot Information
Lot Sz Ar: 9,149 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,385
Low Sqft:
Ttl Sqft: 1,385

DOM

94
Layout
Beds: 4 (4)
Baths: 2.0 (2 0)
Style: 4 Level Split

Parking

Ttl Park: 5
Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level, Pie Shaped Lot
Park Feat: Double Garage Detached, Off Street, Oversized, RV Access/Parking

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard, Storage

Construction: Brick, Stucco, Wood Frame, Wood Siding
Flooring: Ceramic Tile, Hardwood, Laminate, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Int Feat: Bar, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Living Room, Bedroom, Bedroom - Primary, Bedroom, Kitchenette, Game Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, 4pc Bathroom, Bedroom, 3pc Bathroom, Family Room, Flex Space.

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

311HN

Remarks

Pub Rmks: **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!**

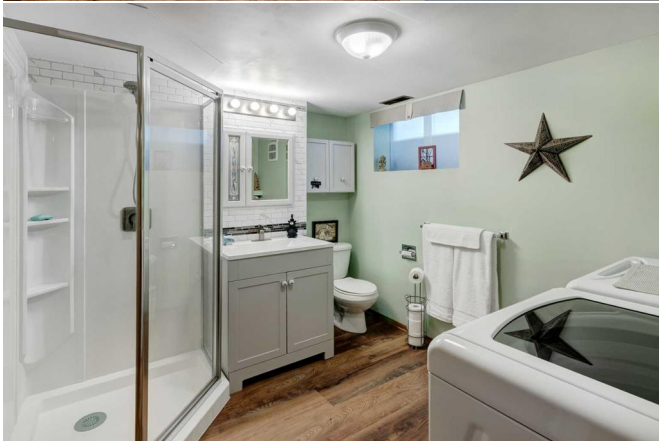
Inclusions: **Suite fridge & stove, greenhouse, garage shelving secured to wall, pool, hot tub and pool pump included as-is.**

Property Listed By: **Evolve Realty**

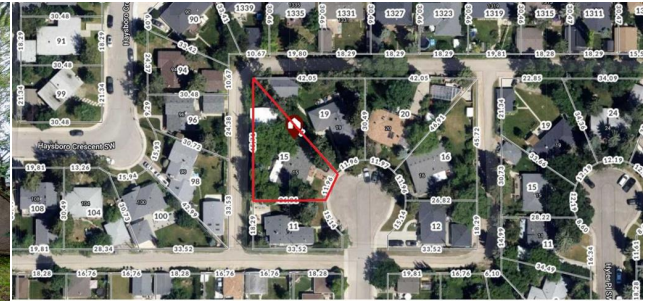
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











15 Huxley PI SW, Calgary, AB

Main Floor Exterior Area 717.31 sq ft
Interior Area 638.60 sq ft



PREPARED: 2024/07/04

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

15 Huxley PI SW, Calgary, AB

2nd Floor Exterior Area 637.14 sq ft
Interior Area 520.43 sq ft



PREPARED: 2024/07/04

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

15 Huxley PI SW, Calgary, AB

Lower Level (Below Grade) Exterior Area 578.20 sq ft
Interior Area 448.38 sq ft



PREPARED: 2024/07/04

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

15 Huxley PI SW, Calgary, AB

Basement (Below Grade) Exterior Area 718.00 sq ft
Interior Area 612.85 sq ft



PREPARED: 2024/07/04

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.