



**12 Huntwick Way NE  
Calgary, Alberta**

**MLS # A2308217**



**\$695,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan		

**Inclusions:** Solar panels, 3 storage sheds, alarm system, a second gas stove, a second hood fan and a second fridge

Offering the kind of flexibility today's families are searching for, this well-loved home features a functional layout with an opportunity to generate rental income, with a lower level layout that could easily be converted into an illegal suite or accommodate a multi-generational family. With its timeless full brick facade and classic four-level split design, this is a property built to last and ready for its next chapter. The main floor has been thoughtfully opened up and updated to suit modern family living, creating a bright, connected space between the living, dining, and kitchen areas. A functional peninsula adds extra prep space, and a casual breakfast bar, perfect for busy mornings or gathering with family. Original cabinetry and details add a sense of charm and craftsmanship that's hard to find today. Upstairs, you'll find three comfortable bedrooms and a full bathroom ideal for a growing family. The lower level offers even more space to spread out, with a cozy family room anchored by a brick-clad wood-burning fireplace, an additional bedroom, and another bathroom. The lowest level opens up exciting possibilities, featuring a large recreation room, a second kitchen, and a separate entrance to the backyard. Whether you're looking to create a private space for extended family or explore future rental potential, the layout is already working in your favour. Outside, the backyard is a private, established retreat with mature trees, a patio, gazebo with hot tub, and plenty of room for gardening, ideal for those who appreciate outdoor living and creating something of their own. A double detached garage and additional parking pad provide ample space for vehicles and storage. Adding even more value, approximately \$80,000 in solar panels have been installed to help reduce ongoing utility costs. Located within walking distance to

schools, playgrounds, and baseball diamonds, and just minutes from the pathways of West Nose Creek Park, off-leash areas, this is a home where families can truly put down roots and grow for years to come.