

**8546 Huxbury Drive NE**  
**Calgary, Alberta**

**MLS # A2247764**



**\$573,800**

<b>Division:</b>	Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,737 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Introducing the Annex by Broadview Homes – a modern 3-bedroom, 3-bathroom duplex located in Huxley, one of the city's newest and most exciting communities. This open-concept home offers a spacious and functional layout, highlighted by a large corner kitchen with generous counter space and stylish, above-industry standard finishes throughout. Upstairs, you'll find three well-sized bedrooms including a private primary bedroom with a walk-in closet and ensuite. The basement comes with a rough-in, including plumbing, offering future potential development. Tentative possession this winter – this is your opportunity to own a brand-new home in a vibrant new neighbourhood! Photos are representative.