

**139 Huxland Road NE**  
**Calgary, Alberta**

**MLS # A2272767**



**\$739,000**

<b>Division:</b>	Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Corner Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water		

**Inclusions:** N/A

THIS IS A SHOWHOME AVAILABLE THROUGH LEASEBACK - the builder will temporarily rent the home back after possession and it will continue to be used as a showhome. Bravo Showhome with 2-Bedroom Legal Suite. Fully upgraded Bravo showhome located on a desirable corner lot. This home offers a bright and open main floor featuring a spacious kitchen with a large island, quartz counters, and a walk-in pantry. The layout is ideal for entertaining and everyday living. The upper level includes 3 generous bedrooms, a well-designed main bath, and a comfortable primary bedroom with ample closet space. The legal 2-bedroom basement suite is complete with its own kitchen, laundry, and great room—perfect for extended family living. Additional features include: central air conditioning, a double garage, full appliance package (both main and legal suite), and professional showhome-level finishing throughout.