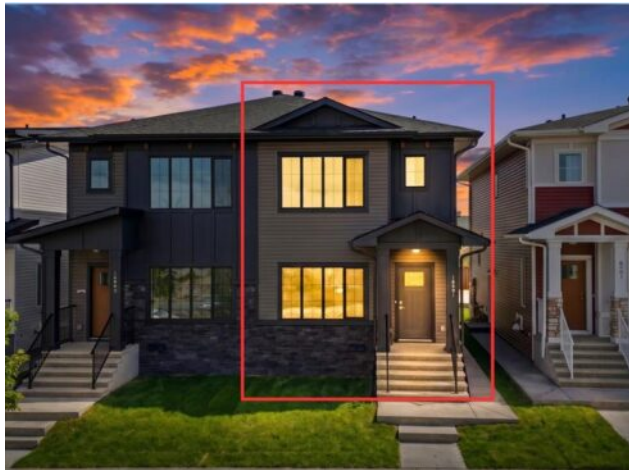


10001 Huxbury Drive NE
Calgary, Alberta

MLS # A2313693



\$614,999

| | | | |
|------------------|---------------------------------|---------------|------------------|
| Division: | Huxley | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,629 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-GM |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance | | |
| Inclusions: | N/A | | |

WELCOME to this BRAND NEW / NEVER OCCUPIED DUPLEX located in the vibrant community of HUXLEY NE CALGARY, offering 1629 SQFT of thoughtfully designed living space with a TOTAL OF 4 BEDROOMS & 3.5 BATHROOMS, including a FULLY DEVELOPED 1 BEDROOM LEGAL BASEMENT SUITE and DOUBLE DETACHED GARAGE! With NO NEIGHBORS AT THE BACK, enjoy MAXIMUM PRIVACY and EPIC VIEWS right from your home. Step inside to an OPEN CONCEPT MAIN FLOOR featuring a bright and spacious LIVING ROOM, a DEDICATED DINING AREA, and a stunning CENTER KITCHEN loaded with UPGRADES including STAINLESS STEEL APPLIANCES, TALL KITCHEN CABINETS, KITCHEN ISLAND, PANTRY, and ample cabinet/storage space — truly the HEART OF THE HOME. Conveniently located 2 PIECE BATHROOM completes the main level. The UPPER FLOOR offers 3 SPACIOUS BEDROOMS, 2 FULL BATHROOMS, and a BONUS ROOM perfect for FAMILY MOVIE NIGHTS or evening entertainment. The PRIMARY BEDROOM features elegant DROP DOWN CEILINGS and a beautiful ENSUITE with STANDING SHOWER for your comfort and relaxation. The FULLY DEVELOPED 1 BEDROOM LEGAL BASEMENT SUITE is an incredible MORTGAGE HELPER from DAY ONE, offering excellent potential for rental income or extended family living. This home also comes with a DOUBLE DETACHED GARAGE at the rear for added convenience and parking. Located in an UNBEATABLE LOCATION, just MINUTES AWAY from BELVEDERE EAST HILLS PLAZA featuring COSTCO, WALMART, CINEPLEX, BANKS, RESTAURANTS, and all major amenities. Enjoy quick access to DOWNTOWN CALGARY in just 15 MINUTES and CHESTERMERE LAKE within 10 MINUTES. Whether you are a

FIRST-TIME HOME BUYER, INVESTOR, or growing family, this home checks all the boxes.