

9993 Huxbury Drive NE
Calgary, Alberta

MLS # A2316339



\$638,500

Division:	Huxley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,631 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, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: None

Welcome to this brand new duplex in the growing community of Huxley. Offering 1,630 sq.ft. of well designed living space, this home features 4 bedrooms, 3.5 bathrooms, a fully developed 1-bedroom legal basement suite, and a double detached garage. The open concept main floor showcases a modern kitchen with stainless steel appliances, full height cabinetry, a large island, and pantry storage. The bright living and dining areas provide the perfect space for everyday living and entertaining. Upstairs, you'll find 3 spacious bedrooms, 2 full bathrooms, and a versatile bonus room. The primary suite includes a private ensuite with a glass shower. The legal basement suite offers excellent income potential or additional space for extended family. Enjoy added privacy with no neighbours directly behind the property. Conveniently located just minutes from East Hills Shopping Centre, Costco, Walmart, restaurants, and entertainment, with quick access to downtown Calgary and Chestermere Lake. This is a fantastic opportunity for first time buyers, investors, or growing families.