

8542 Huxbury Drive NE
Calgary, Alberta

MLS # A2247736



\$599,900

Division:	Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,737 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Level		

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

Discover the Annex by Broadview Homes – a stylish and functional duplex located in Huxley, a brand-new community built for modern living. This thoughtfully designed home offers 4 spacious bedrooms, 2.5 bathrooms, and an open-concept main floor perfect for entertaining and everyday life. At the heart of the home is a large corner kitchen featuring designer cabinetry, ample counter space, and elegant finishes that exceed industry standards. The smart, family-friendly layout includes a rough-in in the basement for potential future development. With sleek design elements throughout and tentative possession this winter. Photos are representative.