



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**8542 Huxbury Drive NE**  
**Calgary, Alberta**

**MLS # A2281887**



**\$549,800**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Huxley   |               |                  |
| <b>Type:</b>     | Residential/Duplex   |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                      |               |                  |
| <b>Size:</b>     | 1,685 sq.ft.   | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, On Street, Parking Pad                                 |               |                  |
| <b>Lot Size:</b> | 0.05 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, 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>   | Composite Siding, Stone, Wood Frame  | <b>Zoning:</b>    | R-GM |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Builder's Appliance Package  |                   |      |

Brand New | Semi-Detached | Built by Broadview Homes | Main Level Office | 1,685 SqFt | Open Floor Plan | High Ceilings | Top of the Line Finishes | Full Height Cabinets | Granite Countertops | Kitchen Island | Pantry | Rear Mud Room | Ample Natural Light | 4 Upper Level Bedrooms | Upper Level Laundry | Legal Suite-Ready Basement (Subject to City Approval) | Side Entry | Laundry & Kitchen Rough-ins | Deck | Rear Gravel Parking Pad | Alley Access. Welcome to the Annex model by Broadview Homes! This brand new, never lived in semi-detached home offers 1,685 sqft of modern, thoughtfully designed living space with quality upgrades throughout. The main floor features an open-concept layout with high ceilings and luxury vinyl plank flooring. At the front of the home, a private office makes the perfect workspace, while a convenient 2-piece powder room adds everyday functionality. At the rear of the home, the modern kitchen overlooks the backyard and features granite countertops, a large island with barstool seating, stainless steel appliances including a gas range, hood fan, and built-in microwave, plus stylish upper cabinets with soffit and crown molding. A bright dining and living area completes the main floor, with access to a rear deck—perfect for summer BBQs (gas line included!). Upstairs, you'll find 4 spacious bedrooms, all with plush carpeting. The primary bedroom includes a walk-in closet and a 5-piece ensuite with dual vanity, tiled flooring, and a tub/shower combo. The remaining three bedrooms share a well-appointed 4-piece bathroom, and the convenient upper-level laundry is located near all bedrooms. The basement is legal suite-ready (subject to city approval) and includes a separate side entrance, true ceilings with web joists (no dropped ceilings), second furnace & HRV, and rough-ins for a kitchen sink and

laundry room&mdash;offering excellent potential for future development or rental income. Additional features include a gel-stained fiberglass front door, tile in bathrooms and laundry, a 200 AMP electrical panel, and a rear parking pad with alley access. A perfect blend of modern design, comfort, and future potential&mdash;this move-in ready home is a must-see!