



**GRASSROOTS**  
REALTY GROUP

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**8558 Huxbury Drive NE**  
**Calgary, Alberta**

**MLS # A2281891**



**\$534,800**

<b>Division:</b>	Huxley		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,732 sq.ft.	<b>Age:</b>	2025 (1 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!