



GRASSROOTS

REALTY GROUP

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**203 Huxland Path NE
Calgary, Alberta**

MLS # A2298197



\$829,900

Division:	Huxley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,487 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Beautifully designed brand-new two-storey showhome offering over 2,487 sq. ft. of above-grade living space plus a fully developed 2-bedroom legal basement suite, ideal for multigenerational living or generating rental income. Situated on an east-facing homesite near green space, recreation areas, and within walking distance to a future school, this property offers the perfect combination of modern comfort, flexibility, and long-term value. This property features a leaseback opportunity, allowing the builder to lease the home from the purchaser for approximately two years at 6% of the purchase price, providing reliable rental income while the builder maintains the property in showhome condition. The main floor showcases a bright open-concept layout designed for both everyday living and entertaining. Large windows allow natural light to flow throughout the space, enhancing the home's inviting atmosphere. The well-appointed kitchen features upper cabinetry with crown moulding, quartz countertops, a spacious island with breakfast bar seating, pantry storage, gas stove, and modern finishes, creating a stylish and functional hub for the home. The adjacent dining and living areas provide seamless flow, while the electric fireplace in the great room adds warmth and a modern focal point. A versatile main floor flex room offers the flexibility to be used as a home office, guest space, or study area. A convenient powder room and BBQ gas line enhance both practicality and outdoor entertaining options. Upstairs, the thoughtfully designed upper level offers three spacious bedrooms plus a central bonus room, providing additional living space ideal for relaxing or gathering with family. The primary retreat is a comfortable sanctuary featuring a walk-in closet and a luxurious 5-piece ensuite complete with a glass and tile shower, soaker tub, and

double vanity. The secondary bedrooms each include walk-in closets, offering excellent storage solutions. A full laundry room on the upper level adds everyday convenience. The fully finished basement includes a self-contained 2-bedroom legal secondary suite with its own kitchen, living area, full bathroom, laundry, and separate exterior entrance, making it an excellent opportunity for rental income or private accommodations for extended family. Additional highlights include central air conditioning, high ceilings, vinyl plank flooring, quartz counters throughout, closet organizers, and a double attached garage. This home has been thoughtfully designed as a no animal and no smoking property, providing a clean and well-maintained living environment. Located close to parks, playgrounds, pathways, shopping, and future schools, this home offers a lifestyle that balances comfort and convenience. With its spacious layout, income potential, and premium finishes, 203 Huxland Road NE presents an exceptional opportunity to own a new home designed to meet the needs of modern living.