



**GRASSROOTS**

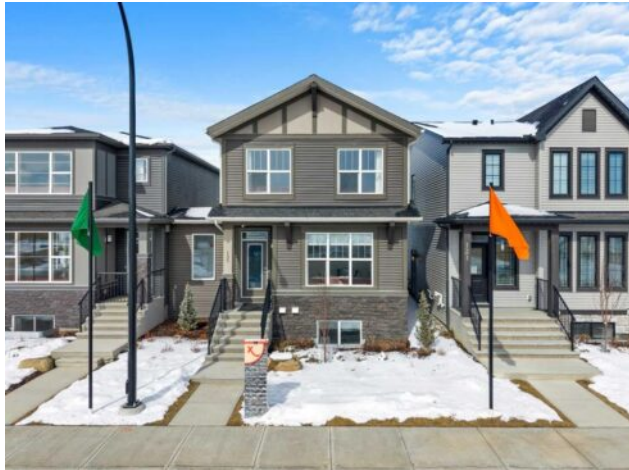
REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**135 Huxland Road NE  
Calgary, Alberta**

**MLS # A2300185**



**\$775,900**

<b>Division:</b>	Huxley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<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>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

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

**Inclusions:** N/A

Welcome to 135 Huxland Road NE, a beautifully designed brand-new two-storey home offering over 1,813 sq. ft. of thoughtfully planned living space plus a fully developed 2-bedroom legal basement suite, ideal for multigenerational living or generating rental income. Perfectly situated on an east-facing homesite near green space, recreation areas, and within walking distance to a future school, this property offers both comfort and long-term value in a growing Calgary community. 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. The main level features a bright open-concept layout enhanced by large windows that allow natural light to fill the home throughout the day. The kitchen is designed with both style and functionality in mind, showcasing upper cabinetry with crown moulding, quartz countertops, a spacious island with breakfast bar seating, built-in oven, electric cooktop, and modern finishes. The adjoining dining and living areas provide an ideal space for both everyday living and entertaining. The electric fireplace in the great room creates a warm focal point, adding comfort and ambiance. A versatile main floor flex room offers flexibility for a home office, guest room, or study space, complemented by a convenient full bathroom. The rear deck includes a BBQ gas line, perfect for outdoor gatherings. Upstairs, the thoughtfully designed upper level offers three spacious bedrooms plus a central bonus room, providing valuable additional living space for relaxing or family activities. The primary retreat features a walk-in closet and a luxurious 5-piece ensuite complete with glass and tile shower, soaker tub, and double vanity. The secondary bedrooms each include

walk-in closets, offering ample storage and functionality. A full laundry room on the upper level enhances everyday convenience. The fully finished basement includes a self-contained 2-bedroom legal secondary suite with its own kitchen, living space, full bathroom, and separate exterior entry, providing 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, modern lighting, and off-street parking. This home has been designed as a no animal and no smoking property, offering a clean and well-maintained environment. Located close to parks, playgrounds, walking and biking pathways, shopping, and future schools, this home offers an exceptional balance of lifestyle and convenience. With its functional layout, income potential, and quality craftsmanship, 135 Huxland Road NE presents an outstanding opportunity to own a new home designed for modern living.