



9993 Huxbury Drive NE  
Calgary, Alberta

MLS # A2316339



**\$638,500**

<b>Division:</b>	Huxley		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-GM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** None

Welcome to this brand new duplex in the growing community of Huxley. Offering 1,630 sq.ft. of well designed living space, this home features 4 bedrooms, 3.5 bathrooms, a fully developed 1-bedroom legal basement suite, and a double detached garage. The open concept main floor showcases a modern kitchen with stainless steel appliances, full height cabinetry, a large island, and pantry storage. The bright living and dining areas provide the perfect space for everyday living and entertaining. Upstairs, you'll find 3 spacious bedrooms, 2 full bathrooms, and a versatile bonus room. The primary suite includes a private ensuite with a glass shower. The legal basement suite offers excellent income potential or additional space for extended family. Enjoy added privacy with no neighbours directly behind the property. Conveniently located just minutes from East Hills Shopping Centre, Costco, Walmart, restaurants, and entertainment, with quick access to downtown Calgary and Chestermere Lake. This is a fantastic opportunity for first time buyers, investors, or growing families.