



GRASSROOTS
REALTY GROUP

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284 Huxbury View NE
Calgary, Alberta

MLS # A2329980



\$669,999

Division:	Huxley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,730 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Appliances in basement suite - Stove, Microwave Hood fan, Fridge, Stacked Washer-Dryer, Dishwasher

Welcome to 284 Huxley View NE, a brand-new Truman-built detached home offering modern finishes, flexible living space and the added value of a builder-developed legal basement suite. The main residence provides approximately 1,730 sq. ft. above grade with 3 bedrooms, 2.5 bathrooms and a bright, open-concept layout designed for comfortable family living. The contemporary kitchen features full-height cabinetry, polished quartz countertops, a full-height tiled backsplash, stainless steel appliances, a spacious island and generous pantry storage. The adjoining dining and living areas create an inviting setting for everyday living and entertaining. Upstairs, the spacious primary retreat includes a private ensuite and wardrobe, complemented by two additional bedrooms, a full bathroom, convenient upper-floor laundry and a versatile loft that is ideal for a home office, study or children's play area. The approximately 759 sq. ft. legal basement suite includes one bedroom, a full bathroom, kitchen, living area and its own laundry facilities—an excellent option for extended family or potential rental income. Additional highlights include luxury plank flooring, contemporary lighting and fixtures, energy-efficient construction and a rear detached double garage. Located in the growing community of Huxley, close to Calgary's Belvedere area, this home is conveniently positioned near East Hills Shopping Centre, retail, restaurants, green spaces and major transportation routes, with easy access toward downtown Calgary. A wonderful opportunity to own a brand-new home with a legal suite and valuable mortgage-helper potential.