

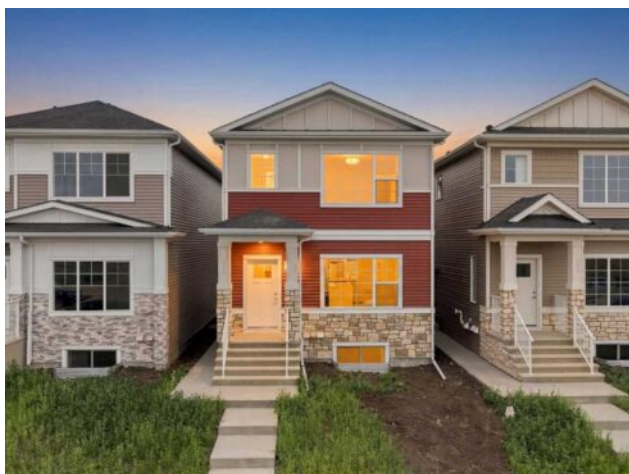


GRASSROOTS
REALTY GROUP

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268 Huxbury View NE
Calgary, Alberta

MLS # A2330612



\$669,998

Division:	Huxley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,712 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, Interior Lot		

Heating: Baseboard, Electric, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Bsmt Suite: Dishwasher, Microwave Hood Fan, Electric Stove, Refrigerator, Washer/Dryer stacked

Welcome to 268 Huxbury View NE, where modern design meets exceptional value. This brand-new Truman-built home offers stylish finishes, thoughtfully designed living spaces, and the added benefit of a professionally developed legal basement suite—perfect for multigenerational living or generating rental income. The main home offers approximately 1,713 sq. ft. of beautifully finished living space, featuring 3 bedrooms, 2.5 bathrooms, and an open-concept floor plan designed for today's lifestyle. The heart of the home is the stunning kitchen, complete with full-height cabinetry, quartz countertops, a full-height tile backsplash, stainless steel appliances, a large central island, and a spacious pantry. The adjoining dining and living areas create a bright, welcoming space ideal for both everyday living and entertaining. Upstairs, you'll find a generous primary retreat featuring a walk-in closet and private ensuite, along with two additional bedrooms, a full bathroom, convenient upper-level laundry, and a versatile loft that's perfect as a home office, reading nook, or kids' play space. Adding even more value is the approximately 705 sq. ft. legal basement suite, thoughtfully designed with its own private entrance, full kitchen, living room, bedroom, full bathroom, and separate laundry—an excellent mortgage helper or comfortable space for extended family. Additional features include luxury vinyl plank flooring, contemporary lighting and fixtures, energy-efficient construction, and a detached double garage. Situated in the growing community of Huxley, just minutes from East Hills Shopping Centre and the amenities of Belvedere, you'll enjoy convenient access to shopping, restaurants, parks, schools, and major roadways, making commuting throughout Calgary simple and efficient. Whether you're searching for your forever home or a smart investment opportunity, 268 Huxbury

View NE offers the perfect combination of modern living, flexibility, and long-term value.