



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8581 Huxbury Drive NE
Calgary, Alberta

MLS # A2330684



\$549,800

Division:	Huxley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,733 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: Builder's Appliance Package

Built by Genesis Builder's Group | Brand New Home | Move-in Ready | Semi-Detached | 1,732.88 SqFt | Top of the Line Finishes | Main Level Office | Open Floor Plan | Electric Fireplace | Sparkling Kitchen | Quartz Countertops | Full Height Cabinets | Kitchen Island | 2pc Powder Room | 4 Upper Level Bedrooms | 2 Bathrooms | Primary with 4pc Ensuite | Upper Level Family Room | Upper Level Laundry with Linen Shelving | Separate Side Entry to Basement | North Facing Home | Rear Lane | Rear Parking. Welcome home to this beautifully crafted brand new semi-detached home by Genesis Builder's Group, offering 1,732.88 SqFt of thoughtfully designed living space with exceptional finishes, functional living areas & move-in ready convenience. Step inside to a bright foyer where luxury finishes & abundant natural light create a warm first impression. Just off the entry is a dedicated main level office, perfectly suited for working from home, homework space or a quiet reading room. Continue into the heart of the home where the open floor plan seamlessly connects the kitchen, dining & living rooms, creating an ideal layout for everyday living & entertaining. The sparkling kitchen is beautifully finished with quartz countertops, full-height cabinetry, a centre island with barstool seating, stainless steel appliances & generous cabinet storage. Open to both the dining & living rooms, it's easy to stay connected with family & guests while preparing meals. The living room is centred by a sleek electric fireplace that adds warmth & modern style, while large rear windows fill the space with natural light. A rear door provides easy access to the backyard, making indoor/outdoor living & dining effortless. The main level is complete with a convenient 2pc powder room. Upstairs you'll find 4 spacious bedrooms, 2 full bathrooms, a central family room & a well-appointed laundry room complete

with built-in linen shelving. The primary bedroom is a comfortable retreat featuring a walk-in closet & private 4pc ensuite with quartz countertops & ample vanity storage. Bedrooms 2, 3 & 4 are all generously sized & share the main 4pc bathroom with a tub/shower combination. The upper level family room provides valuable additional living space perfect for movie nights, children's play space or simply relaxing at the end of the day. The unfinished basement features a separate side entry, offering excellent potential for future development or multigenerational living. Outside, the rear lane provides dedicated parking with room to build a future garage if desired. Located in a growing family-friendly community close to parks, shopping, schools & major commuter routes, this exceptional home combines quality craftsmanship, modern design & everyday functionality. Hurry & book your showing today!