



GRASSROOTS
REALTY GROUP

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272 Huxbury View NE
Calgary, Alberta

MLS # A2330779



\$639,999

Division:	Huxley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 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:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to this BEAUTIFULLY UPGRADED DETACHED HOME in the desirable community of HUXBURY! Offering 1,718 SQ. FT. of thoughtfully designed living space, this stunning home features 4 BEDROOMS, 3.5 BATHROOMS, a BUILDER-FINISHED LEGAL BASEMENT SUITE, and MODERN DESIGNER FINISHES throughout. The bright and spacious main floor showcases an OPEN-CONCEPT LAYOUT with a welcoming LIVING ROOM, DEDICATED DINING AREA, and a contemporary UPGRADED KITCHEN complete with TWO KITCHEN ISLANDS, QUARTZ COUNTERTOPS, CEILING-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, and ample storage—perfectly designed for everyday living and entertaining. A convenient 2-PIECE POWDER ROOM completes the main level. Upstairs, you'll find a versatile FAMILY ROOM, THREE GENEROUSLY SIZED BEDROOMS, and TWO FULL BATHROOMS. The spacious PRIMARY SUITE offers a WALK-IN CLOSET, an elegant DROP-DOWN CEILING, and a private ensuite featuring a STANDING SHOWER. UPGRADED PLUMBING FIXTURES and a PREMIUM LIGHTING PACKAGE add a touch of luxury throughout the home. The FULLY FINISHED LEGAL BASEMENT SUITE, PROFESSIONALLY COMPLETED BY THE BUILDER WITH MATCHING HIGH-QUALITY FINISHES, offers a SEPARATE SIDE ENTRANCE, ONE BEDROOM, a FULL BATHROOM, a modern KITCHEN, and a spacious RECREATION/LIVING AREA, providing excellent flexibility for EXTENDED FAMILY or additional rental income potential. Outside, enjoy the convenience of a DETACHED DOUBLE GARAGE. Located in a FAMILY-FRIENDLY NEIGHBORHOOD with a PLAYGROUND just steps away, this home is only 5 MINUTES FROM EAST HILLS SHOPPING CENTRE,

offering COSTCO, WALMART, restaurants, and many other amenities. VILLAGE SQUARE LEISURE CENTRE is just 10 MINUTES away, DOWNTOWN CALGARY is approximately 20 MINUTES, and CALGARY INTERNATIONAL AIRPORT is only 15 MINUTES away. This exceptional home offers PREMIUM UPGRADES, TWO KITCHEN ISLANDS, A BUILDER-FINISHED LEGAL BASEMENT SUITE WITH MATCHING SPECIFICATIONS, A LUXURIOUS PRIMARY RETREAT, FUNCTIONAL LIVING SPACE, AND AN UNBEATABLE LOCATION. DON'T MISS THIS INCREDIBLE OPPORTUNITY—BOOK YOUR PRIVATE SHOWING TODAY!