



GRASSROOTS
REALTY GROUP

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9941 Huxbury Drive NE
Calgary, Alberta

MLS # A2332090



\$649,900

Division:	Huxley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,634 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to this beautifully designed TRUMAN-built duplex with a 1-bedroom legal basement suite, located in the growing community of Huxley. Huxley is one of Calgary's newest neighbourhoods, designed with everyday living in mind. With over 30 acres of green space, walking paths, parks, and a central wetland, it's a great place to get outside and stay connected to nature. You'll also appreciate the quick access to major routes like Stoney Trail and the Trans-Canada Highway, making commuting simple, while shopping, dining, and entertainment are just minutes away at East Hills Shopping Centre. Inside, the main floor features a bright, open-concept layout with 9' ceilings and durable luxury vinyl plank flooring. The kitchen is both stylish and functional, offering full-height cabinetry, soft-close drawers, quartz countertops, stainless steel appliances, a pantry, and a central eating bar that flows easily into the dining and living areas—perfect for everyday life and hosting. A 2-piece bathroom, mudroom, and separate side entrance add extra convenience. Upstairs, you'll find a spacious primary bedroom with a tray ceiling, walk-in closet, and a private 3-piece ensuite. There's also a central bonus room, two additional bedrooms, a full bathroom, and laundry conveniently located on the same level. The 1-bedroom legal basement suite has its own private entrance, making it a great option for extended family or as a rental to help offset your mortgage. This home offers a practical layout, modern finishes, and long-term flexibility in a community that's just getting started. Photo Gallery of similar home, finishes may vary.