



GRASSROOTS
REALTY GROUP

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9739 Huxbury Drive NE
Calgary, Alberta

MLS # A2339909



\$749,900

Division:	Huxley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,644 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: All appliances x2

OVER 1,600 SQ. FT. | 1-BEDROOM BASEMENT LEGAL SUITE | 4 BEDROOMS | 3.5 BATHROOMS | DOUBLE DETACHED GARAGE. Welcome to Huxley, where modern design, functional family living & the added value of a LEGAL 1-bedroom basement suite come together in this beautifully finished semi-detached home. Built by Truman, the main residence offers approx. 1,644 sq. ft. above grade w/ 3 bedrooms, 2.5 bathrooms & a central upper bonus room, PLUS a fully developed 1-bedroom basement legal suite, giving you 4 bedrooms & 3.5 bathrooms in total. The neutral palette gives the home a bright, clean & timeless feel w/ light wide-plank flooring, crisp white cabinetry, Glacier White quartz countertops, white subway tile & neutral finishes throughout. The main floor is designed around an open-concept kitchen, dining & living area. The kitchen features floor-to-ceiling cabinetry, soft-close doors & drawers, polished quartz countertops, full-height tile backsplash, undermount double-bowl sink, deep pot & pan storage & stainless-steel appliances. A large central island provides additional prep space & casual seating, while the dedicated dining area gives you plenty of room for a full-size table. A walk-in pantry, rear mudroom & 2-piece powder room complete the main level. Upstairs, the central bonus room provides a second living space that works beautifully as a TV room, playroom or home office. The primary retreat includes a walk-in closet & private 3-piece ensuite, while 2 additional bedrooms, another full bathroom & upper-floor laundry complete the level. Downstairs is what really sets this property apart: a LEGAL 1-bedroom basement suite w/ its own kitchen, living area, bedroom, full bathroom & laundry. An excellent option for rental income, extended family or multi-generational living. Outside, the property is completed by a double detached

garage, providing secure parking & additional storage. Located in the growing community of Huxley, w/ quick access to Stoney Trail, 17 Avenue SE & major commuter routes, approx. 15 minutes to downtown & YYC Airport. Minutes from East Hills Shopping Centre, Costco & everyday amenities, w/ significant future residential, retail, commercial, park & pathway development planned throughout the surrounding Belvedere area.