



GRASSROOTS
REALTY GROUP

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9989 Huxbury Drive NE
Calgary, Alberta

MLS # A2349741



\$649,900

Division:	Huxley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,636 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:	na
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Welcome to this beautifully crafted TRUMAN-built duplex with a 1-bedroom legal basement suite, nestled in the dynamic and fast-growing community of Huxley—where modern living meets convenience, connection, and opportunity. Surrounded by over 13 acres of parks, pathways, playgrounds, and green spaces, Huxley is designed for an active lifestyle and a true sense of community. Enjoy quick access to Stoney Trail and the Trans-Canada Highway, while shopping, dining, entertainment, and everyday amenities are just minutes away at East Hills Shopping Centre. Step inside and be greeted by a bright, open-concept main floor designed for both everyday living and effortless entertaining. Featuring 9-foot ceilings, luxury vinyl plank flooring, and large windows that fill the home with natural light, the space feels welcoming from the moment you enter. The stylish kitchen is the heart of the home, showcasing full-height cabinetry, soft-close drawers and doors, quartz countertops, stainless steel appliances, a spacious pantry, and a large central island perfect for gathering with family and friends. The kitchen flows seamlessly into the dining and living areas, creating an inviting atmosphere for hosting or relaxing. A convenient mudroom, 2-piece powder room, and separate side entrance complete the main level. Upstairs, the spacious primary retreat offers a tray ceiling, walk-in closet, and private 3-piece ensuite, creating the perfect place to unwind. Two additional bedrooms, a full bathroom, upper-floor laundry, and a versatile central bonus room provide flexible space for a growing family, home office, playroom, or media area. Adding exceptional value and flexibility, the 1-bedroom basement legal suite features its own private entrance—ideal for multigenerational living, accommodating guests, or generating rental income to help offset mortgage

costs and build long-term wealth. Combining thoughtful design, contemporary finishes, income potential, and the quality craftsmanship TRUMAN is known for, this exceptional home offers an incredible opportunity to own in one of Calgary's newest and most exciting communities. Photo gallery coming soon.