



GRASSROOTS
REALTY GROUP

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9755 Huxbury Drive NE
Calgary, Alberta

MLS # A2349747



\$609,900

Division:	Huxley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,638 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 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

Step into this beautifully crafted TRUMAN-built duplex in Huxley, a brand-new, fast-growing community in Calgary's northeast. This exciting new extension of the NE is surrounded by parks, pathways, and green space, with East Hills Shopping Centre just minutes away and easy access to Stoney Trail and the Trans-Canada Highway. Inside, the bright open-concept main floor features 9-foot ceilings, luxury vinyl plank flooring, large windows, and a stylish kitchen with full-height cabinetry, quartz counters, stainless steel appliances, a large island, and spacious pantry. A mudroom, 2-piece powder room, and separate side entrance complete the main level. Upstairs, the spacious primary bedroom features a tray ceiling, walk-in closet, and private 3-piece ensuite. Two additional bedrooms, a full bathroom, upper-floor laundry, and a versatile bonus room offer plenty of space for family, work, or entertaining. Downstairs, the 1-bedroom legal basement suite offers its own private entrance, providing flexibility for extended family, guests, or rental income to help offset the mortgage. With modern finishes, thoughtful design, income potential, and TRUMAN craftsmanship, this is an opportunity to get into one of Calgary's newest communities while it's still taking shape. A community to watch—and a home worth seeing before the word gets out. Photo gallery of similar home, finishes may vary.