

**8546 Huxbury Drive NE
Calgary, Alberta**

MLS # A2247764



\$599,900

Division:	Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,737 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Introducing the Annex by Broadview Homes – a modern 3-bedroom, 3-bathroom duplex located in Huxley, one of the city's newest and most exciting communities. This open-concept home offers a spacious and functional layout, highlighted by a large corner kitchen with generous counter space and stylish, above-industry standard finishes throughout. Upstairs, you'll find three well-sized bedrooms including a private primary bedroom with a walk-in closet and ensuite. The basement comes with a rough-in, including plumbing, offering future potential development. Tentative possession this winter – this is your opportunity to own a brand-new home in a vibrant new neighbourhood! Photos are representative.