

116 Huxland Close NE  
Calgary, Alberta

MLS # A2255888



\$698,000

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Calgary                |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,131 sq.ft.           | Age:   | 2024 (1 yrs old) |
| Beds:     | 3                      | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.07 Acre              |        |                  |
| Lot Feat: | Back Yard              |        |                  |

|             |                                 |            |     |
|-------------|---------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas         | Water:     | -   |
| Floors:     | Hardwood, Vinyl Plank           | Sewer:     | -   |
| Roof:       | Asphalt Shingle                 | Condo Fee: | -   |
| Basement:   | Full, Unfinished                | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame | Zoning:    | R-G |
| Foundation: | Poured Concrete                 | Utilities: | -   |

**Features:** Built-in Features, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** N/A

Located in East Calgary, Huxley offers the perfect blend of amenity-rich city living and the comfort of a small-town lifestyle. The community embraces the natural grassland character of the area, preserving greenspaces and integrating a wetland park, all while being minutes away from the East Hill Shopping Center. Trico Homes' "Oakridge" offers stunning features, quality craftsmanship, and a flexible floor plan that makes day-to-day living effortless with its functional design. The main floor features 9' ceilings, open to below entrance, engineered hardwood flooring, quartz countertops, high-efficiency appliances, walk-in pantry, flex room on main level, side entrance to basement and option for a main floor bedroom with a full bath and spice kitchen. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors, and drawers. Photos are representative