

**8601 Huxbury Drive NE
Calgary, Alberta****MLS # A2265657****\$549,900**

Division:	Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,532 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	TBV
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: Builder's Appliance Package.

Welcome to the brand new Felix II model by Genesis Builders Group, a stunning 1,532 sq. ft. semi-detached home that perfectly blends modern design, top-tier craftsmanship, and smart technology in the vibrant new NE community of Huxley. Showcasing an open-concept floor plan with soaring ceilings and high-end finishes throughout, this home offers a central kitchen with a stylish island, barstool seating, and sleek cabinetry, while the rear dining area overlooks the backyard, creating a seamless indoor-outdoor connection. The main level also features a practical mudroom with built-in storage and a convenient 2-piece powder room. Upstairs, you'll find three spacious bedrooms, all finished with plush carpet and premium 8 lb. underlay for maximum comfort. The primary suite is a true retreat, boasting tray ceilings, a walk-in closet, and a luxurious 5-piece ensuite complete with a double vanity and tub/shower combo. Bedrooms 2 and 3 share a well-appointed 4-piece main bath, and the upper-level laundry room is ideally located near all bedrooms for everyday ease. The unfinished basement offers exciting potential for a future legal suite (subject to city approval) or a custom rec space. Enjoy the outdoors with a backyard deck, rear parking, and paved lane access, with room to add a garage. This home is smartly equipped with a fully integrated Smart Home Automation system, including a Samsung SmartThings Hub, Ecobee Thermostat with Alexa, Amazon Echo Show, Ring Video Doorbell, and Lutron smart lighting. Built with quality in mind, it features architectural asphalt shingles (with a limited lifetime warranty) and a fully engineered floor and truss system. Discover elevated, connected living—crafted by a builder who defines quality, luxury, and innovation.