



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 (2 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

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, the vibrant community of Huxley offers the perfect blend of amenity-rich city living and small-town comfort. Surrounded by natural grasslands, preserved greenspaces, and a scenic wetland park, Huxley provides a peaceful setting just minutes from East Hills Shopping Centre and major routes. The Oakridge model by Trico Homes showcases superior craftsmanship and thoughtful design. This spacious 2,158 sq. ft. home features 9' ceilings, an open-to-below foyer, engineered hardwood flooring, quartz countertops, and high-efficiency appliances. The main floor includes a large kitchen with abundant cabinet and counter space, soft-close drawers, a walk-in pantry, and a convenient flex room. Additional highlights include a side entrance for possible future basement development, with an option for a main-floor bedroom, full bath, and spice kitchen. Photos are representative.