



GRASSROOTS
REALTY GROUP

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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.