



GRASSROOTS
REALTY GROUP

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8562 Huxbury Drive NE
Calgary, Alberta

MLS # A2263901



\$571,800

Division:	Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,696 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
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	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Builder's Appliance Package.		

Brand New Semi-Detached by Broadview Homes & Legal Suite-Ready Basement (Subject to City Approval)! Welcome to the Annex model by Broadview Homes! This brand new, never lived in semi-detached home offers 1,696 sqft of stylish and functional living space, thoughtfully designed with modern features throughout. The main floor boasts high ceilings, luxury vinyl plank flooring, and an open-concept layout perfect for entertaining. The kitchen shines with granite countertops, a large island with barstool seating, stainless steel appliances including a gas range, hood fan, and built-in microwave, plus 42" upper cabinets with soffit and crown molding. At the front of the home, a bright main level bedroom enjoys ample natural light, ideal as a guest room, office, or multigenerational space. A full 4-piece bathroom with a tub/shower combo completes the main floor. Upstairs, you'll find plush carpet in all three bedrooms. The primary bedroom features a generous walk-in closet and a spa-like 5-piece ensuite with dual vanities, tile flooring, and a separate tub and shower. Bedrooms 2 & 3 upstairs are spacious and share another 4-piece bathroom. Enjoy the convenience of upper-level laundry, located near majority of your home's bedrooms. The basement is suite-ready (subject to city approval) and includes a separate side entrance, true 9' ceilings with web joists, second furnace & HRV, and rough-ins for a kitchen sink and laundry room—perfect for future development or income potential. Enjoy summer evenings on the rear deck, complete with a BBQ gas line, and benefit from a rear parking pad with alley access for added convenience. Additional features include a gel-stained fiberglass front door, tile in bathrooms and laundry, and a 200 AMP electrical panel. Pack your bags and move in November 2025 to a home that blends

comfort, style, and future potential—don’t miss your chance!