



**GRASSROOTS**  
REALTY GROUP

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**8601 Huxbury Drive NE**  
**Calgary, Alberta**

**MLS # A2265657**



**\$549,900**

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

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

**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.

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