



**GRASSROOTS**  
REALTY GROUP

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**8741 Huxbury Drive NE  
Calgary, Alberta**

**MLS # A2265661**



**\$549,900**

<b>Division:</b>	Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,518 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

Introducing the brand new Elsie model by Genesis Builders Group, an exceptional semi-detached home located in Calgary's highly anticipated NE community of Huxley. Offering 1,518 sq. ft. of expertly designed living space, this 3-bedroom, 2.5-bath home blends luxury, function, and future potential. The main floor features 9' ceilings, luxury vinyl plank flooring, and a modern kitchen complete with a designer-curated backsplash, 5-piece stainless steel appliance package, and open-concept layout ideal for entertaining. Upstairs, you'll find three spacious bedrooms, including a primary retreat with a walk-in closet and ensuite with dual vanity sinks, while Bedrooms 2 and 3 share a beautifully appointed 4-piece bath. A conveniently located upstairs laundry room adds everyday ease. The unfinished basement includes a separate side entry, offering incredible potential for a future legal suite(subject to city approval) or private living space. Smartly equipped with a fully integrated Smart Home Automation system—including Samsung SmartThings Hub, Ecobee Thermostat with Alexa, Amazon Echo Show, Ring Video Doorbell, and Lutron smart lighting—this home is designed for modern connected living. Outside, enjoy a spacious backyard and rear parking with lane access, perfect for future garage development. Topped off with architectural asphalt shingles with a limited lifetime warranty and a fully engineered floor and truss system, this is elevated suburban living at its finest.