



**8741 Huxbury Drive NE
Calgary, Alberta**

MLS # A2265661



\$549,900

Division:	Calgary	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,518 sq.ft.	Age: 2025 (1 yrs old)
Beds:	3	Baths: 2 full / 1 half
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, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	TBV
Foundation:	Poured Concrete	Utilities:	-
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.