



**207 Huxland Path
Calgary, Alberta**

MLS # A2272683



\$899,000

Division: Calgary

Type: Residential/House

Style: 2 Storey

Size: 2,493 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 7 **Baths:** 5

Garage: Double Garage Attached

Lot Size: 0.07 Acre

Lot Feat: Level, Zero Lot Line

Heating: Forced Air, Natural Gas

Water: -

Floors: Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Stone, Vinyl Siding

Zoning: TBD

Foundation: Poured Concrete

Utilities: -

Features: Crown Molding, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

THIS IS A SHOWHOME AVAILABLE THROUGH LEASEBACK - the builder will temporarily rent the home back after possession and it will continue to be used as a showhome. Discover this beautifully upgraded Kingsley by Trico Homes, a stunning showhome located minutes from East Hills Shopping Centre. The main floor features a bright open layout with a flex room, a bedroom with full bath, a modern kitchen with a waterfall island, and a fully equipped spice kitchen. Upstairs offers four spacious bedrooms, three full baths, and a bonus room. The fully finished basement includes two large bedrooms, a full bath, and an oversized recreation area. This home provides exceptional value, professional maintenance, and a prime location close to shopping, parks, and transit—ideal for families seeking a well-designed property. ;Photos are representative.