



**207 Huxland Path
Calgary, Alberta**

MLS # A2272683



\$899,000

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|------------------|------------------------|---------------|------------------|
| 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.