



GRASSROOTS
REALTY GROUP

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139 Huxland Road NE
Calgary, Alberta

MLS # A2272767



\$739,000

Division:	Calgary		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,611 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water		

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. Bravo Showhome with 2-Bedroom Legal Suite. Fully upgraded Bravo showhome located on a desirable corner lot. This home offers a bright and open main floor featuring a spacious kitchen with a large island, quartz counters, and a walk-in pantry. The layout is ideal for entertaining and everyday living. The upper level includes 3 generous bedrooms, a well-designed main bath, and a comfortable primary bedroom with ample closet space. The legal 2-bedroom basement suite is complete with its own kitchen, laundry, and great room—perfect for extended family living. Additional features include: central air conditioning, a double garage, full appliance package (both main and legal suite), and professional showhome-level finishing throughout.