



GRASSROOTS
REALTY GROUP

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203 Huxland Path NE
Calgary, Alberta

MLS # A2273443



\$829,000

Division:	Calgary		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,131 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Crown Molding, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Trico Homes, the heart of home building. Find your ideal home in your favourite community in Calgary & Surrounding Area.. Our beautifully designed Oakridge showhome, complete with a fully legal 2-bedroom basement suite, is now available for purchase on leaseback. Home Features: Open-concept main floor with a spacious kitchen, large island, walk-in pantry, and main floor flex room. Upper floor with 3 generous bedrooms, a bonus room with a vaulted ceiling, and an open-to-below foyer. Legal basement suite with 2 bedrooms, full kitchen, laundry, and great room. Concrete patio in the backyard and a double attached garage with a full driveway. Air conditioning, washer & dryer, and a complete kitchen appliance package included.