



**207 Huxland Path NE**  
**Calgary, Alberta**

**MLS # A2298338**



**\$899,000**

<b>Division:</b>	Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,937 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 207 Huxland Road NE, an impressive brand-new two-storey showhome offering nearly 2,940 sq. ft. of beautifully designed living space plus a fully developed 2-bedroom basement, ideal for large families, multigenerational living, or those seeking exceptional flexibility. Situated on an east-facing homesite near green space, recreation areas, and within walking distance to a future school, this home combines thoughtful design, premium finishes, and everyday functionality in a growing Calgary community. This home may be available with a builder leaseback program, offering the opportunity to earn rental income while the property is maintained as a professionally cared-for showhome. Lease terms and details upon request. The main floor features a bright and spacious open-concept layout enhanced by large windows that allow natural light to fill the home. The chef-inspired kitchen showcases 42" upper cabinetry with crown moulding, quartz countertops, a central island with eating bar, and modern finishes that create both style and practicality. A separate spice kitchen offers additional preparation space, ideal for maintaining a clean and organized main kitchen. The dining and living areas connect seamlessly, while the electric fireplace in the great room creates a warm and inviting focal point. This level also includes a main floor bedroom and full bathroom, perfect for guests or multigenerational living, along with a versatile flex room that can function as a home office, study, or additional sitting area. Step outside to the rear deck with BBQ gas line, ideal for outdoor entertaining. Upstairs, the thoughtfully designed upper level offers four spacious bedrooms and a central bonus room, providing excellent separation of space for relaxation or family activities. The primary retreat serves as a private sanctuary featuring a walk-in closet and a

luxurious 5-piece ensuite complete with a glass and tile shower, soaker tub, and double vanity. Secondary bedrooms are generously sized, while tile flooring in the upper bathrooms and laundry room enhances durability and style. The full upper laundry room with sink adds everyday convenience. The fully developed basement expands the home's living space with two additional bedrooms, a full bathroom, and a spacious recreation area, offering flexibility for guests, hobbies, or additional family living space. Additional highlights include vinyl plank flooring, quartz countertops throughout, high ceilings, closet organizers, fenced backyard, central air conditioning, and a double attached garage. This home has been designed as a no animal and no smoking property, providing a clean and well-maintained environment. Located close to parks, playgrounds, pathways, shopping, and future schools, this home offers an excellent balance of comfort and convenience. With its spacious layout, premium features, and exceptional design, 207 Huxland Road NE presents an outstanding opportunity to own a new home tailored to modern family living.