



GRASSROOTS
REALTY GROUP

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183 Huxland Path NE
Calgary, Alberta

MLS # A2204548



\$780,549

Division:	Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,279 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Located in East Calgary, Huxley offers the perfect blend of amenity-rich city living and the comfort of a small-town lifestyle. The community embraces the natural grassland character of the area, preserving greenspaces and integrating a wetland park, all while being minutes away from the East Hill Shopping Center. Photos are representative. Trico Homes' "Concord" offers stunning features, quality craftsmanship, and a flexible floor plan that makes day-to-day living effortless with its functional design. The main floor features 9' ceilings, engineered hardwood flooring, quartz countertops, high-efficiency appliances, and a main floor bedroom with a full bath. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, and a spice kitchen! The living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Upstairs, you'll find a large bonus room plus three bedrooms, including a primary bedroom designed for two, with an expansive walk-in closet and a spa-inspired ensuite. Photos are representative.