



91 Huxland Road Calgary Alberta

\$629,900

Located in the growing northeast community of Huxley, 91 Huxland Road NE offers a thoughtfully designed two-storey home that blends flexibility, comfort, and everyday convenience. Just one block from a playground, basketball court, and green space—and within walking distance to a bus stop—this property is perfectly positioned for family living. Plus, you're only one minute from East Hills Shopping Centre, home to Costco, Walmart, restaurants, cinemas, and a wide range of amenities. The main floor features a bright and functional open-concept layout designed for both daily living and entertaining. A standout feature is the main-floor bedroom and full bathroom, making it ideal for multigenerational living, guests, or a private home office. The seamless flow between the kitchen, dining, and living areas creates an inviting space for gathering with family and friends. Upstairs, the well-planned upper level includes two secondary bedrooms that share a full bathroom, while the spacious primary suite offers a private retreat complete with a walk-in closet and ensuite bathroom. A centrally located bonus room provides additional living space perfect for movie nights, a play area, or a home workspace. The upper-level laundry room adds everyday practicality and convenience for busy households. The home also includes a side entrance, offering excellent potential for future basement development (subject to city approval), providing flexibility for extended family or additional living space down the road. A double attached garage completes the property, offering secure parking and added storage. Set in a family-friendly community with quick access to shopping, transit, and major roadways, 91 Huxland Road NE delivers both lifestyle and location. With its versatile layout, modern conveniences, and future potential, this home presents an exceptional opportunity for families and inves...

Kitchen 8.42 Ft x 11.92 Ft
 Dining room 13.00 Ft x 10.00 Ft
 Living room 13.00 Ft x 11.50 Ft
 Bedroom 10.83 Ft x 10.00 Ft
 3pc Bathroom 5.00 Ft x 8.00 Ft
 Primary Bedroom 11.00 Ft x 12.00 Ft

4pc Bathroom 5.00 Ft x 9.50 Ft
 Bedroom 9.00 Ft x 10.75 Ft
 Bedroom 9.67 Ft x 9.67 Ft
 4pc Bathroom 5.00 Ft x 9.00 Ft
 Laundry room 5.00 Ft x 7.42 Ft
 Family room 13.75 Ft x 10.50 Ft

Listing Presented By:



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