

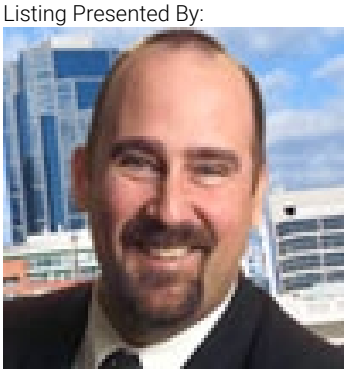
9941 Huxbury Drive Calgary Alberta

$579,900

Welcome to this beautifully designed TRUMAN-built duplex with a 1-bedroom legal basement suite, located in the growing community of Huxley.Huxley is one of Calgary's newest neighbourhoods, designed with everyday living in mind. With over 30 acres of green space, walking paths, parks, and a central wetland, it's a great place to get outside and stay connected to nature. You'll also appreciate the quick access to major routes like Stoney Trail and the Trans-Canada Highway, making commuting simple, while shopping, dining, and entertainment are just minutes away at East Hills Shopping Centre.Inside, the main floor features a bright, open-concept layout with 9' ceilings and durable luxury vinyl plank flooring. The kitchen is both stylish and functional, offering full-height cabinetry, soft-close drawers, quartz countertops, stainless steel appliances, a pantry, and a central eating bar that flows easily into the dining and living areas--perfect for everyday life and hosting. A 2-piece bathroom, mudroom, and separate side entrance add extra convenience.Upstairs, you'll find a spacious primary bedroom with a tray ceiling, walk-in closet, and a private 3-piece ensuite. There's also a central bonus room, two additional bedrooms, a full bathroom, and laundry conveniently located on the same level.The 1-bedroom legal basement suite has its own private entrance, making it a great option for extended family or as a rental to help offset your mortgage.This home offers a practical layout, modern finishes, and long-term flexibility in a community that's just getting started. Photo Gallery of similar home, finishes may vary. (id:6769)

Primary Bedroom 13.33 Ft x 13.25 Ft
3pc Bathroom .00 Ft x .00 Ft
Bonus Room 14.92 Ft x 8.58 Ft
Bedroom 9.50 Ft x 9.33 Ft
Bedroom 9.25 Ft x 10.08 Ft
4pc Bathroom Measurements not available
Laundry room Measurements not available
Family room 13.75 Ft x 12.17 Ft
4pc Bathroom Measurements not available
Kitchen 12.83 Ft x 9.17 Ft
Bedroom 10.00 Ft x 10.00 Ft
Laundry room Measurements not available
Living room 13.75 Ft x 13.50 Ft
Kitchen 14.42 Ft x 8.83 Ft
Dining room 10.17 Ft x 12.92 Ft
2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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