

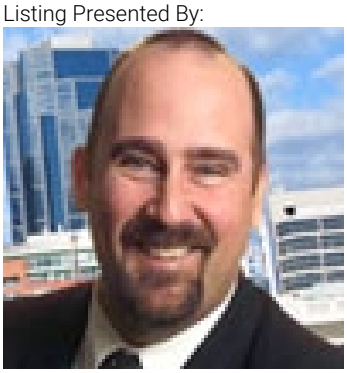
9989 Huxbury Drive Calgary Alberta

$609,900

Welcome to this beautifully crafted TRUMAN-built duplex with a 1-bedroom legal basement suite, nestled in the dynamic and fast-growing community of Huxley--where modern living meets convenience, connection, and opportunity.Surrounded by over 13 acres of parks, pathways, playgrounds, and green spaces, Huxley is designed for an active lifestyle and a true sense of community. Enjoy quick access to Stoney Trail and the Trans-Canada Highway, while shopping, dining, entertainment, and everyday amenities are just minutes away at East Hills Shopping Centre.Step inside and be greeted by a bright, open-concept main floor designed for both everyday living and effortless entertaining. Featuring 9-foot ceilings, luxury vinyl plank flooring, and large windows that fill the home with natural light, the space feels welcoming from the moment you enter. The stylish kitchen is the heart of the home, showcasing full-height cabinetry, soft-close drawers and doors, quartz countertops, stainless steel appliances, a spacious pantry, and a large central island perfect for gathering with family and friends. The kitchen flows seamlessly into the dining and living areas, creating an inviting atmosphere for hosting or relaxing. A convenient mudroom, 2-piece powder room, and separate side entrance complete the main level.Upstairs, the spacious primary retreat offers a tray ceiling, walk-in closet, and private 3-piece ensuite, creating the perfect place to unwind. Two additional bedrooms, a full bathroom, upper-floor laundry, and a versatile central bonus room provide flexible space for a growing family, home office, playroom, or media area.Adding exceptional value and flexibility, the 1-bedroom basement legal suite features its own private entrance--ideal for multigenerational living, accommodating guests, or generating rental income to help offset mortgage costs and build long-term wealth.Comb...

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
Kitchen 13.17 Ft x 8.92 Ft
Bedroom 10.08 Ft x 9.83 Ft
4pc Bathroom Measurements not available
Laundry room Measurements not available
Living room 13.75 Ft x 13.50 Ft
Kitchen 12.58 Ft x 15.42 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Laundry room Measurements not available

Family room 13.83 Ft x 11.67 Ft

Dining room 10.08 Ft x 12.92 Ft

2pc Bathroom .00 Ft x .00 Ft