

# \$599,900 - 8542 Huxbury Drive Ne, Calgary

MLS® #A2247736

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,737 sqft  
Residential on 0.05 Acres

N/A, Calgary, Alberta

Discover the Annex by Broadview Homes â€” a stylish and functional duplex located in Huxley, a brand-new community built for modern living. This thoughtfully designed home offers 4 spacious bedrooms, 2.5 bathrooms, and an open-concept main floor perfect for entertaining and everyday life. At the heart of the home is a large corner kitchen featuring designer cabinetry, ample counter space, and elegant finishes that exceed industry standards. The smart, family-friendly layout includes a rough-in in the basement for potential future development. With sleek design elements throughout and tentative possession this winter. Photos are representative.



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247736      |
| Price          | \$599,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,737         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |

|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8542 Huxbury Drive Ne |
| Subdivision | N/A                   |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A4Y1                |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator                                                                       |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | None                                                                                                                             |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Electric                                                                                                                         |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Level           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 11                |
| Zoning         | TBD               |

### Listing Details

Listing Office                      Bode Platform Inc.

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