

135 Huxland Road NE
Calgary, Alberta

MLS # A2273169



\$759,000

Division:	Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,824 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Low Flow Plumbing Fixtures, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Deck, Concrete Pad, Air Conditioning		

THIS IS A SHOWHOME AVAILABLE THROUGH LEASEBACK - the builder will temporarily rent the home back after possession and it will continue to be used as a showhome. Beautifully designed Raeya showhome by Trico Homes, featuring a fully legal 2-bedroom basement living space. This well-appointed property offers an open-concept main floor with a spacious kitchen, large island, walk-in pantry, and a flexible main floor room. The upper level includes three bedrooms, a bonus room, and a well-planned layout for family living. The legal basement living space includes two bedrooms, a full kitchen, laundry, and a comfortable living area. Additional features include air conditioning, a full appliance package, and a double detached concrete parking pad with a retaining wall. The home has been professionally maintained and is covered under the Alberta New Home Warranty Program. Photos are representative.