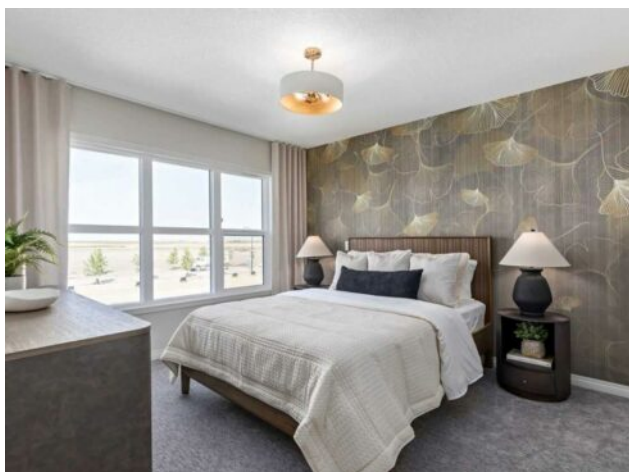


135 Huxland Road NE
Calgary, Alberta

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.