

203 Huxland Path NE  
Calgary, Alberta

MLS # A2273443



**\$829,000**

**Division:** Calgary

**Type:** Residential/House

**Style:** 3 (or more) Storey

**Size:** 2,131 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 5 **Baths:** 3 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.07 Acre

**Lot Feat:** 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:** Chandelier, Crown Molding, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Trico Homes, the heart of home building. Find your ideal home in your favourite community in Calgary & Surrounding Area.. Our beautifully designed Oakridge showhome, complete with a fully legal 2-bedroom basement suite, is now available for purchase on leaseback. Home Features: Open-concept main floor with a spacious kitchen, large island, walk-in pantry, and main floor flex room. Upper floor with 3 generous bedrooms, a bonus room with a vaulted ceiling, and an open-to-below foyer. Legal basement suite with 2 bedrooms, full kitchen, laundry, and great room. Concrete patio in the backyard and a double attached garage with a full driveway. Air conditioning, washer & dryer, and a complete kitchen appliance package included.