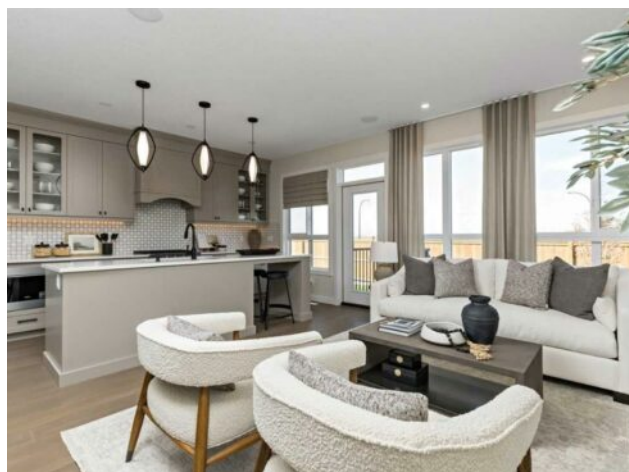


116 Huxland Close NE  
Calgary, Alberta

MLS # A2282599

\$698,000



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	Solar Panel Rough-in, Electric Vehicle Rough-in		

Located in East Calgary, the vibrant community of Huxley offers the perfect blend of amenity-rich city living and small-town comfort. Surrounded by natural grasslands, preserved greenspaces, and a scenic wetland park, Huxley provides a peaceful setting just minutes from East Hills Shopping Centre and major routes. The Oakridge model by Trico Homes showcases superior craftsmanship and thoughtful design. This spacious 2,158 sq. ft. home features 9' ceilings, an open-to-below foyer, engineered hardwood flooring, quartz countertops, and high-efficiency appliances. The main floor includes a large kitchen with abundant cabinet and counter space, soft-close drawers, a walk-in pantry, and a convenient flex room. Additional highlights include a side entrance for future basement development, with an option for a main-floor bedroom, full bath, and spice kitchen. Photos shown are from the Oakridge showhome. Upstairs, you'll find a large bonus room plus three bedrooms, including a primary bedroom designed for two, with an expansive walk-in closet and a spa-inspired ensuite. Photos are representative