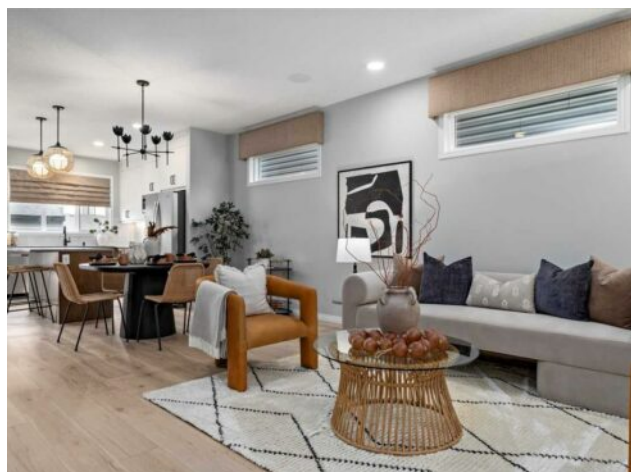


91 Huxland Road NE
Calgary, Alberta

MLS # A2284338



\$665,998

Division:	Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,741 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Located in the growing northeast community of Huxley, 91 Huxland Road NE offers a thoughtfully designed two-storey home that blends flexibility, comfort, and everyday convenience. Just one block from a playground, basketball court, and green space—and within walking distance to a bus stop—this property is perfectly positioned for family living. Plus, you’re only one minute from East Hills Shopping Centre, home to Costco, Walmart, restaurants, cinemas, and a wide range of amenities. The main floor features a bright and functional open-concept layout designed for both daily living and entertaining. A standout feature is the main-floor bedroom and full bathroom, making it ideal for multigenerational living, guests, or a private home office. The seamless flow between the kitchen, dining, and living areas creates an inviting space for gathering with family and friends. Upstairs, the well-planned upper level includes two secondary bedrooms that share a full bathroom, while the spacious primary suite offers a private retreat complete with a walk-in closet and ensuite bathroom. A centrally located bonus room provides additional living space perfect for movie nights, a play area, or a home workspace. The upper-level laundry room adds everyday practicality and convenience for busy households. The home also includes a side entrance, offering excellent potential for future basement development (subject to city approval), providing flexibility for extended family or additional living space down the road. A double attached garage completes the property, offering secure parking and added storage. Set in a family-friendly community with quick access to shopping, transit, and major roadways, 91 Huxland Road NE delivers both lifestyle and location. With its versatile layout, modern conveniences, and future potential, this home presents an exceptional

opportunity for families and investors alike.