

\$640,816 - 17 Huxland Close Ne, Calgary

MLS® #A2204598

\$640,816

4 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.06 Acres

N/A, Calgary, Alberta

Located in East Calgary, Huxley offers the perfect blend of amenity-rich city living and the comfort of a small-town lifestyle. The community embraces the natural grassland character of the area, preserving greenspaces and integrating a wetland park, all while being minutes away from the East Hill Shopping Center.

Trico Homes' "Raeya" offers stunning features, quality craftsmanship, and a flexible floor plan that makes day-to-day living effortless with its functional design. The main floor features 9' ceilings, engineered hardwood flooring, quartz countertops, high-efficiency appliances, rear entrance to basement and a main floor bedroom with a full bath. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors, and drawers. The living room offers comfort and style with standard flex room or bedroom . 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



Built in 2025

Essential Information

MLS® # A2204598

Price \$640,816

Bedrooms 4

| | |
|----------------|-------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,802 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 17 Huxland Close Ne |
| Subdivision | N/A |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A5Z9 |

Amenities

| | |
|----------------|-------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave, Range, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Decorative, Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |

| | |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 102 |
| Zoning | R-G |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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