

# \$549,900 - 8737 Huxbury Drive Ne, Calgary

MLS® #A2265649

**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,532 sqft  
Residential on 0.05 Acres

N/A, Calgary, Alberta

Welcome to the brand new Felix II model by Genesis Builders Group, a stunning 1,532 sq. ft. semi-detached home that perfectly blends modern design, top-tier craftsmanship, and smart technology in the vibrant new NE community of Huxley. Showcasing an open-concept floor plan with soaring ceilings and high-end finishes throughout, this home offers a central kitchen with a stylish island, barstool seating, and sleek cabinetry, while the rear dining area overlooks the backyard, creating a seamless indoor-outdoor connection. The main level also features a practical mudroom with built-in storage and a convenient 2-piece powder room.

Upstairs, you'll find three spacious bedrooms, all finished with plush carpet and premium 8 lb. underlay for maximum comfort. The primary suite is a true retreat, boasting tray ceilings, a walk-in closet, and a luxurious 5-piece ensuite complete with a double vanity and tub/shower combo. Bedrooms 2 and 3 share a well-appointed 4-piece main bath, and the upper-level laundry room is ideally located near all bedrooms for everyday ease.

The unfinished basement offers exciting potential for a future legal suite (subject to city approval) or a custom rec space. Enjoy the outdoors with a backyard deck, rear parking, and paved lane access, with room to add a garage. This home is smartly equipped with a fully integrated Smart Home Automation



## 8737 Huxbury Drive



Lighting: Black and Copper  
Cabinets: Shaker 2.0P - Quartz Luce  
Cabinet Pulls: BRB100228002  
Silestone: Dark, Blanco 3.0 - 11/16  
Countertop: Elegant White  
Backsplash: Warm White 3rd - 5058 Horizontal  
Bricklay  
Shower: 184 Supreme: Doble - UB 02 1214  
LVP: Modis  
LVT: Dante Fargo 12024  
Cupboard: Shaker - 6x6 - Off White  
Railing: Maple A Handrail - 2 Knuckle Spindle - West  
Grid: Slate - 12 Inch Panel  
Door Profile: Lynden - Carrera  
Trim: Flat - Pure White  
Paint: Origins White



MOOD BOARD: A visual representation of some selections to convey a general idea or feeling about your home.  
DISCLAIMER: Please note actual colors may vary. This is because every computer monitor has a different capability to display colors and that everyone sees these colors differently.

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system, including a Samsung SmartThings Hub, Ecobee Thermostat with Alexa, Amazon Echo Show, Ring Video Doorbell, and Lutron smart lighting. Built with quality in mind, it features architectural asphalt shingles (with a limited lifetime warranty) and a fully engineered floor and truss system. Discover elevated, connected livingâ€”crafted by a builder who defines quality, luxury, and innovation.

Built in 2025

### Essential Information

MLS® #	A2265649
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,532
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	8737 Huxbury Drive Ne
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Z9

### Amenities

Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Tray Ceiling(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 20th, 2025
Days on Market	4
Zoning	TBV

## Listing Details

Listing Office	RE/MAX Crown
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