

\$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 | 90 |
| Zoning | R-G |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.