

# \$549,900 - 8597 Huxbury Drive Ne, Calgary

MLS® #A2265662

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,518 sqft  
Residential on 0.05 Acres

N/A, Calgary, Alberta

Introducing the brand new Elsie model by Genesis Builders Group, an exceptional semi-detached home located in Calgary's highly anticipated NE community of Huxley. Offering 1,518 sq. ft. of expertly designed living space, this 3-bedroom, 2.5-bath home blends luxury, function, and future potential. The main floor features 9'™ ceilings, luxury vinyl plank flooring, and a modern kitchen complete with a designer-curated backsplash, 5-piece stainless steel appliance package, and open-concept layout ideal for entertaining. Upstairs, you'll find three spacious bedrooms, including a primary retreat with a walk-in closet and ensuite with dual vanity sinks, while Bedrooms 2 and 3 share a beautifully appointed 4-piece bath. A conveniently located upstairs laundry room adds everyday ease.

The unfinished basement includes a separate side entry, offering incredible potential for a future legal suite (subject to city approval) or private living space. Smartly equipped with a fully integrated Smart Home Automation system—including Samsung SmartThings Hub, Ecobee Thermostat with Alexa, Amazon Echo Show, Ring Video Doorbell, and Lutron smart lighting—this home is designed for modern connected living. Outside, enjoy a spacious backyard and rear parking with lane access, perfect for future garage development. Topped off with architectural asphalt shingles with a limited lifetime warranty and a fully



## 8597 Huxbury Drive



engineered floor and truss system, this is elevated suburban living at its finest.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265662               |
| Price          | \$549,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,518                  |
| Acres          | 0.05                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 8597 Huxbury Drive Ne |
| Subdivision | N/A                   |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 4Y1               |

**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, Tray Ceiling(s), Walk-In Closet(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 23rd, 2025 |
| Days on Market | 18                 |
| Zoning         | TBV                |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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