

\$549,900 - 8601 Huxbury Drive Ne, Calgary

MLS® #A2265657

\$549,900

3 Bedroom, 3.00 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



8601 Huxbury Drive



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® #	A2265657
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
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	8601 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	7
Zoning	TBV

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.