

# \$741,174 - 191 Huxland Path Ne, Calgary

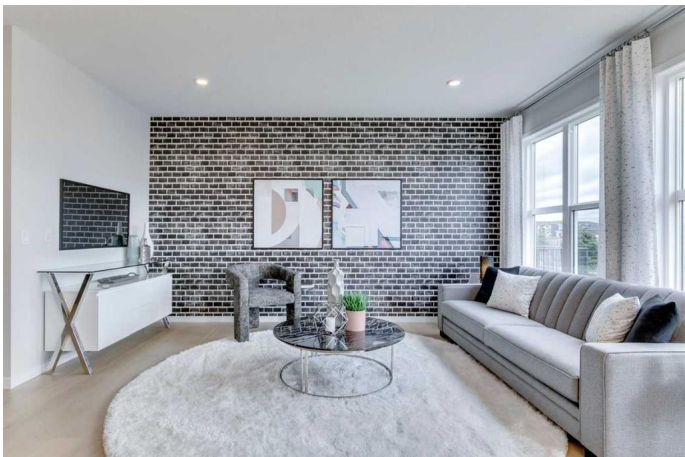
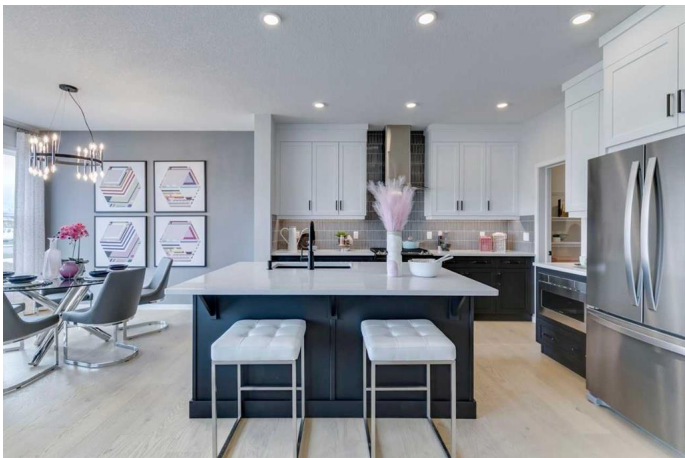
MLS® #A2204587

**\$741,174**

3 Bedroom, 3.00 Bathroom, 2,094 sqft  
Residential on 0.07 Acres

N/A, Calgary, Alberta

Trico Homes' "Oxford II" 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, and high-efficiency appliances. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, and a walk-through pantry! The living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Upstairs, you'll find a large bonus room plus 3 bedrooms, including a primary bedroom designed for two, with an expansive walk-in closet and a spa-inspired ensuite. Photos are representative



Built in 2024

## Essential Information

MLS® #	A2204587
Price	\$741,174
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,094
Acres	0.07
Year Built	2024
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	191 Huxland Path Ne
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A5Z9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, 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 Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 21st, 2025
-------------	------------------

Days on Market	30
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.