



191 Huxland Path NE Calgary, Alberta

MLS # A2204587



\$741,174

Calgary			
Residential/House			
2 Storey			
2,094 sq.ft.	Age:	2024 (1 yrs old)	
3	Baths:	2 full / 1 half	
Double Garage Attached			
0.07 Acre			
Back Yard			
	Residential/Hou 2 Storey 2,094 sq.ft. 3 Double Garage 0.07 Acre	Residential/House 2 Storey 2,094 sq.ft. Age: 3 Baths: Double Garage Attached 0.07 Acre	Residential/House 2 Storey 2,094 sq.ft. Age: 2024 (1 yrs old) 3 Baths: 2 full / 1 half Double Garage Attached 0.07 Acre

orced Air, Natural Gas	Water:	-
arpet, Ceramic Tile, Hardwood	Sewer:	-
sphalt Shingle	Condo Fee:	-
ull, Unfinished	LLD:	-
one, Vinyl Siding, Wood Frame	Zoning:	R-G
oured Concrete	Utilities:	-
	arpet, Ceramic Tile, Hardwood sphalt Shingle ull, Unfinished one, Vinyl Siding, Wood Frame	sphalt Shingle Condo Fee: Ill, Unfinished LLD: one, Vinyl Siding, Wood Frame Zoning:

Features: Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

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