



# 43 Herron Rise Calgary Alberta

\$834,900

Open House - 11.00am till 2:00pm on 11th August. This beautifully designed home perfectly combines style and comfort with the added benefit of an legal basement suite built by the builder with a separate entrance and separate laundry. Meticulously crafted in a neutral color pallet with designer finishes and oversized windows that stream in natural light, the home has been fully upgraded and is facing green space. The kitchen is truly the heart of the home with clear sightlines throughout and modern features that include stone countertops, stainless steel appliances, full-height cabinets, a centre island with seating and a walk-through pantry that you will be thankful for after a trip to Costco. The dining room leads to the inviting living room enticing time spent with friends or quiet evenings relaxing. A fully enclosed den provides a versatile environment for work, study, hobbies or play. Gather in the upper level bonus room and connect over an engaging movie or friendly game night. 3 bright and spacious bedrooms on this level have been expertly thought out for ultimate privacy with the kids' bedrooms on the other side of the bonus room, privately separate from the primary suite. A true owner's retreat, the primary bedroom is a luxurious oasis with a large walk-in closet and a lavish 5-piece ensuite boasting dual sinks, a deep soaker tub and a separate shower. Laundry is also conveniently located on the upper level. A separate entrance leads to the legally suited basement, fully finished in the same stylish designer as the rest of the home. This fantastic 1 bedroom unit is ideal for income potential, multi-generational living or just more space for you to enjoy. The kitchen features stainless steel appliances, full-height cabinets and a breakfast bar on the peninsula island. Unobstructed views into the dining and living rooms create incredible connectivity. Also o...

Kitchen 14.58 Ft x 9.92 Ft  
 Recreational, Games room 13.92 Ft x 17.75 Ft  
 Furnace 16.75 Ft x 8.83 Ft  
 Bedroom 11.33 Ft x 11.25 Ft  
 4pc Bathroom 7.08 Ft x 8.08 Ft  
 Living room 12.92 Ft x 12.25 Ft

Laundry room 6.92 Ft x 6.25 Ft  
 2pc Bathroom 4.92 Ft x 5.67 Ft  
 Bonus Room 16.33 Ft x 15.75 Ft  
 Primary Bedroom 13.00 Ft x 17.17 Ft  
 Other 5.08 Ft x 9.00 Ft  
 Bedroom 10.92 Ft x 13.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Dining room 9.50 Ft x 11.25 Ft

Kitchen 14.92 Ft x 14.75 Ft

Den 9.00 Ft x 7.58 Ft

Bedroom 11.67 Ft x 13.50 Ft

5pc Bathroom 12.08 Ft x 11.33 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft