

1049 140 Avenue Calgary Alberta

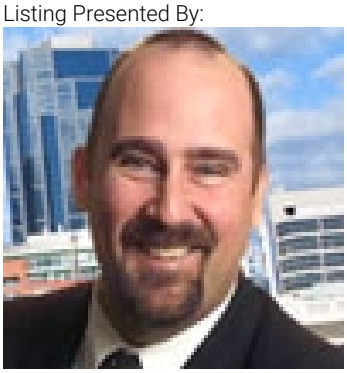
$559,900

Qualified buyers may qualify for the FSHB GST rebate program! Introducing the COHEN; a stunning BRAND-NEW home built by Excel Homes, an award-winning builder with over 35 years of experience, more than 15,000 homes constructed, and 75 industry and design awards. Excel continues to deliver exceptional quality, innovation, and long-lasting peace of mind. Nestled in the vibrant Northeast community of Lewisburg. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. This home sits across from an amazing tot lot / park & close to shopping and amenities. The Cohen delivers a refined blend of modern design and everyday practicality, with carefully curated upgrades throughout. The versatile MAIN FLOOR BEDROOM AND FULL BATHROOM offer flexibility for growing families, visiting guests or home office / business. The chef quality kitchen stands as the heart of the home, equipped with ceiling height cabinets, two banks of drawers and upgraded SS appliances. You'll find engineered stone countertops in your new kitchen (and all bathrooms). Moving upstairs, you'll find a central bonus room w/vaulted ceilings; ideal for movie nights and family gathering. The primary bedroom is truly a retreat boasting a walk in closet and spa like ensuite w/long vanity. Two more generous bedrooms, the main bathroom & your dedicated laundry room complete this level. Thoughtfully placed pot lights brighten the kitchen, great room and bonus room, while the black metal spindle railing adds sophistication throughout. A SEPARATE SIDE ENTRY leads to the basement where you'll find all the drywall, electrical and rough in's for your future LEGAL 2 bedroom, 2 ...

Primary Bedroom 14.50 Ft x 11.50 Ft
Other 6.08 Ft x 4.75 Ft
4pc Bathroom 10.92 Ft x 5.17 Ft
Bedroom 10.92 Ft x 8.50 Ft
Bedroom 14.42 Ft x 8.08 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft

Living room 14.25 Ft x 13.67 Ft
Kitchen 13.58 Ft x 13.00 Ft
Dining room 13.00 Ft x 9.50 Ft
Bedroom 10.75 Ft x 8.08 Ft
3pc Bathroom 7.67 Ft x 4.92 Ft
Foyer 5.50 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

http://www.jangraham.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Laundry room 6.75 Ft x 4.92 Ft

Family room 11.67 Ft x 11.00 Ft