

11 Blue Heron Parade Calgary Alberta

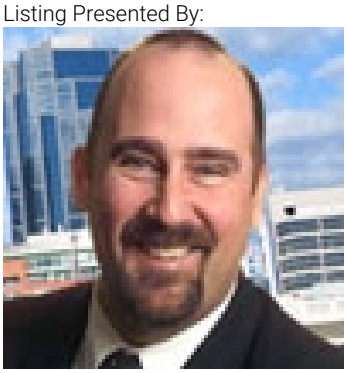
$509,900

QUICK POSSESSION is only the beginning of the story here. This BRAND-NEW Homes by Avi semi-detached home gives first-time buyers more to work with from day one, and valuable flexibility for the years ahead. Think SEPARATE SIDE ENTRY, 9' basement foundation walls, laundry, sink and dishwasher rough-ins, 200-amp service and SOLAR-CONDUIT ROUGH-IN. That is a SERIOUS head start.The kitchen takes centre stage with 42" upper cabinetry, QUARTZ COUNTERS, BREAKFAST BAR SEATING, island pendant lighting, Silgranit undermount sink, a BUILT-IN MICROWAVE and CHIMNEY HOOD FAN. A gas line at the stove adds future appliance flexibility, while the BBQ GAS LINE AND 9' x 10' REAR DECK extend everyday living outdoors. The designer-curated palette layers dusk grey cabinetry, wood-toned LVP flooring, ivory tile, warm quartz counters and marble-look LVT flooring in the bathrooms for a finished package that's calm, current and EASY TO MAKE YOUR OWN.Upstairs, three bedrooms, two full bathrooms and laundry are arranged around a bright stairwell with an added 5' x 2' window and recessed lighting. The primary bedroom includes a large windowed walk-in closet and UPGRADED ENSUITE SHOWER, while quartz continues through the bathrooms.The Farmhouse exterior adds board and batten detailing to the front elevation, and the 20' x 20' REAR GRAVEL PARKING PAD leaves room to plan ahead. A pond and future childcare site are approximately a ONE-MINUTE WALK away, with the YMCA and Calgary Public Library about four minutes from home. MOVE-IN READY AND BUILT WITH THE UPGRADES THAT MATTER--this one is ready when you are.o PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model - fit and finish may differ. Interior selections and floorplans shown in photos. (id:6769)

Other Measurements not available
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Living room 12.00 Ft x 13.00 Ft
Other 12.17 Ft x 13.00 Ft
Pantry Measurements not available
Dining room 10.00 Ft x 13.00 Ft

Primary Bedroom 11.33 Ft x 13.00 Ft
Other Measurements not available
3pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Laundry room Measurements not available
Bedroom 10.00 Ft x 9.33 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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

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

2pc Bathroom Measurements not available

Other Measurements not available

Bedroom 10.00 Ft x 9.33 Ft