



## 43 Blue Heron Parade Calgary Alberta

\$537,900

STARTING OUT IN REAL ESTATE IS A LOT MORE FUN WHEN THE HOUSE IS ALREADY THINKING A FEW STEPS AHEAD. This Finley model from Homes by Avi keeps things efficient in the best possible way. At 1,449 SQ FT ABOVE GRADE, the layout focuses on the spaces you actually use instead of padding the floor plan with rooms that sound good on paper but rarely earn their keep. The main floor is centred around a kitchen designed for real daily life. QUARTZ COUNTERTOPS, 42" UPPER CABINETRY, a CHIMNEY HOOD FAN, and a BUILT-IN MICROWAVE keep the space functional and clean-lined, while the island becomes the natural landing spot for coffee, laptops, groceries, and the conversations that happen in between. The dining and living areas flow easily from there, creating a main floor that feels open without wasting square footage. Upstairs keeps the same practical approach. Three bedrooms, two full bathrooms, and upper laundry give the home a layout that works the way most households actually live. The PRIMARY BEDROOM includes a WALK-IN CLOSET and PRIVATE ENSUITE, while the secondary bedrooms offer flexibility for family, guests, or a dedicated home office. Where this home quietly sets itself apart is downstairs. The 9' BASEMENT WITH A SEPARATE SIDE ENTRY is already set up for the future with plumbing rough-ins, laundry rough-ins, and a bar sink rough-in in place. Behind the scenes, the mechanical planning goes even further with 200-AMP ELECTRICAL SERVICE, an EV CHARGER ROUGH-IN, and a SOLAR CONDUIT running from the mechanical room to the attic-- infrastructure decisions that make a home far more capable over time. Outside, a REAR DECK and TWO-CAR PARKING PAD off the lane keep things simple and functional today while leaving room for whatever the next phase looks like. Set in Rangeview, a southeast Calgary community planned around tree-lined pathways, connected parks, and calm residential streets, wit...

Other Measurements not available

Living room 13.00 Ft x 12.00 Ft

Other 13.67 Ft x 13.00 Ft

Pantry Measurements not available

Dining room 10.00 Ft x 11.17 Ft

Primary Bedroom 15.33 Ft x 11.67 Ft

Other Measurements not available

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 10.00 Ft x 8.25 Ft

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Listing Presented By:



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CIR Realty

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2pc Bathroom Measurements not available

Other Measurements not available

Bedroom 10.00 Ft x 8.42 Ft

Laundry room Measurements not available