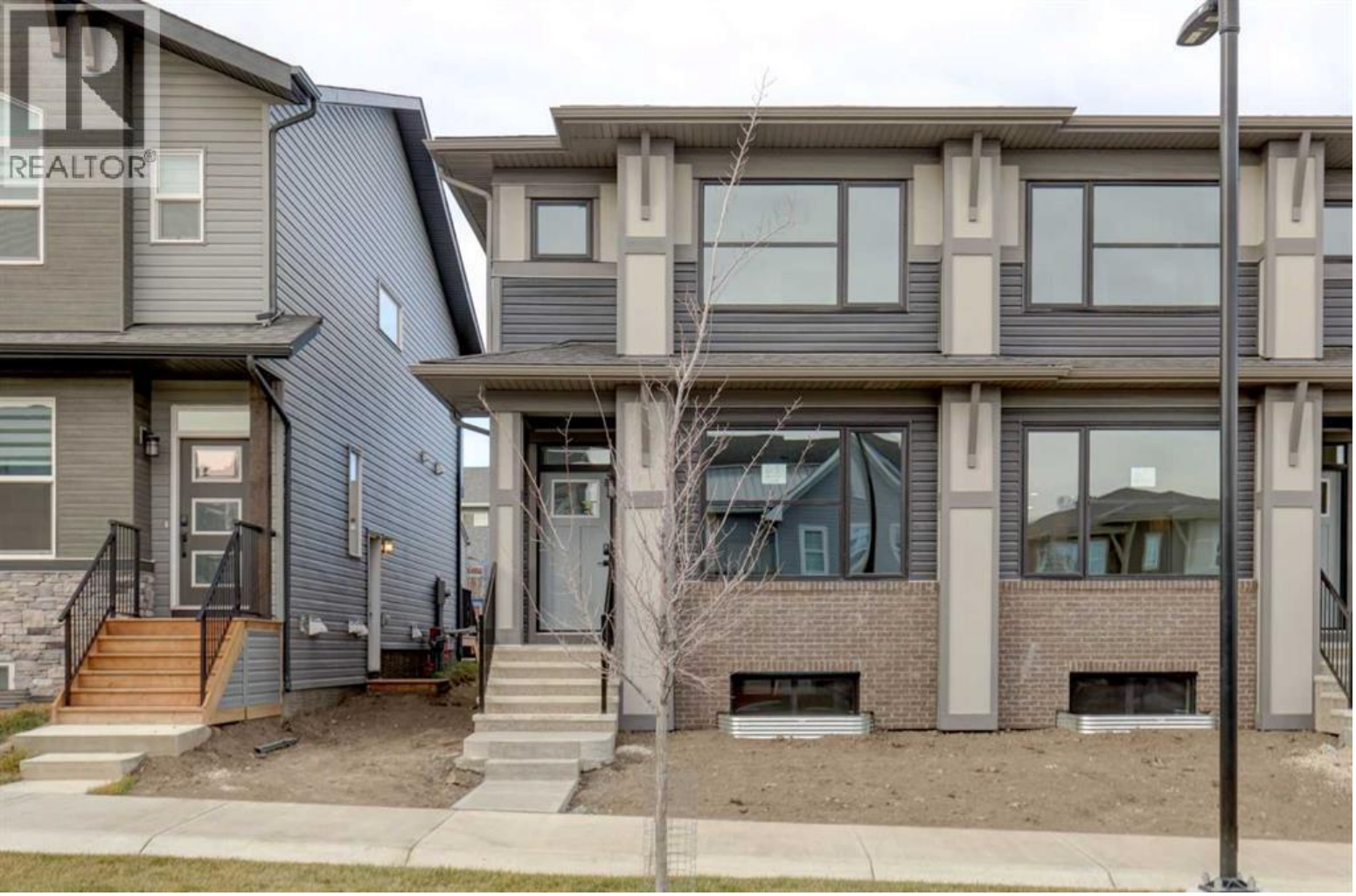


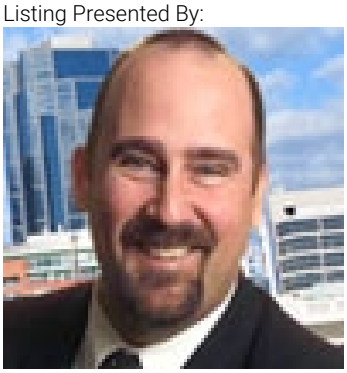
63 Herron Walk Calgary Alberta

$569,900

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. This home uniquely sits on a lot that front to an amazing park area with no through traffic - kids can run and play, fly kites or play sports with no worries! 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. Rich black accents create a gorgeous designer aesthetic with black farmhouse lighting and matte black plumbing fixtures. 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/dual sinks. 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, knockdown ceiling finish, 8'9" basement ceiling height, rear pressure treated landing and a 21 ' x 12' REAR DETACHED GARAGE complete this beautiful home. In addition, this home is equipped with complete interior sprinkler system to the main and upper floors, with sprinkler heads in the unde...

Bonus Room 11.00 Ft x 8.33 Ft
Primary Bedroom 13.42 Ft x 11.42 Ft
Other 6.17 Ft x 4.75 Ft
4pc Bathroom 10.92 Ft x 5.25 Ft
Bedroom 14.33 Ft x 8.08 Ft
Bedroom 10.92 Ft x 8.58 Ft
4pc Bathroom 8.00 Ft x 5.00 Ft
Living room 14.25 Ft x 13.50 Ft
Kitchen 13.42 Ft x 13.08 Ft
Dining room 13.08 Ft x 9.67 Ft
Bedroom 10.75 Ft x 8.00 Ft
4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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

Laundry room 6.75 Ft x 4.92 Ft

Foyer 5.50 Ft x 4.75 Ft