

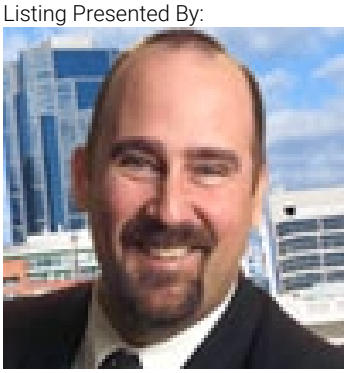
99 Herron Walk Calgary Alberta

$534,900

QUALIFIED FIRST TIME BUYERS WILL BE ELEGIBLE FOR FTHB GST REBATE PROGRAM. This gorgeous half duplex, the WREN by EXCEL HOMES, is ready for quick possession and is nestled in the vibrant Northeast community of Livingston, facing a lovely PARK / GREENSPACE. 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. The Wren showcases a contemporary open-concept main floor, ideal for entertaining and everyday living. The chef-inspired kitchen provides Stainless steel appliances incl built in microwave & chimney fan, abundant cabinetry, drawers, and a full pantry. Upstairs, you'll find a cozy central bonus room w/vaulted ceilings, separating two generous secondary bedrooms from the private primary suite, which features a full ensuite and a spacious walk-in closet. The upper floor also includes a convenient laundry room and family bath. You'll find 9' knockdown ceilings on the main floor, LVP flooring, SS appliances & soft close cabinet doors and drawers. Sleep well knowing this home includes interior sprinkler system to the main and upper floors - with sprinkler heads in the undeveloped basement. This home includes a side entrance to the basement, w/ roughed in plumbing, drywall and all electrical already in place, offering exceptional flexibility for your growing family. You'll have a 20 x 20 gravel parking pad, with gravel to the side yard and sod to front and back yard space. Nothing left to do !! Your new home is a CERTIFIED BUILT GREEN HOME WITH PLATINUM STAR RATING that offers all the cost saving features that makes Excel Homes a wise choice. With over 35 years of experience, more than 15,000 homes built, and 75 aw...

Family room 9.67 Ft x 8.25 Ft
Primary Bedroom 14.83 Ft x 11.75 Ft
3pc Bathroom 8.00 Ft x 5.00 Ft
Bedroom 12.33 Ft x 8.25 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Laundry room 5.25 Ft x 3.25 Ft
Kitchen 14.25 Ft x 12.42 Ft
Dining room 12.92 Ft x 10.33 Ft
2pc Bathroom 4.83 Ft x 4.75 Ft
Other 5.58 Ft x 4.33 Ft
Foyer 5.42 Ft x 5.33 Ft
Bedroom 11.33 Ft x 8.42 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

http://www.jangraham.ca/

RE/MAX Realty Professionals

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Living room 14.42 Ft x 12.50 Ft