

## 44 Herron Walk NE Calgary, Alberta

**MLS # A2232075**



# \$579,900

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,621 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Stone Counters		

**Inclusions:** NONE

Another gorgeous, brand new - never lived in home by EXCEL HOMES. Introducing the NOVA. 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.. This attached home offers over 1600 sf of well designed living space. Delivered in an open, contemporary design, perfect for families and entertaining. There is a private SIDE ENTRY that leads to your basement level! Your covered front entry leads you into a spacious foyer. Your front great room offers big windows & fireplace. The adjacent family size dining room provides that space for cozy dinners & larger dinner parties! Your dream kitchen overlooks your sunny southeast facing backyard. You'll find sleek stone countertops, SS appliances, including chimney fan and built in microwave. Loads of crisp white over height cabinets for storage, pot/pan drawers & lots of counter space for prepping! Your island offers a lunch counter - truly the heart of the home! Moving up to the 2nd level...there's a generous bonus room separating the primary suite from bedrooms 2 & 3! The primary bedroom offers a luxurious ensuite & a walk in closet. Here you'll also find a conveniently placed laundry closet as well as a 4 piece family bathroom. (all bathrooms have stone countertops). This home will include a single rear garage to keep your vehicle protected. This home is beautifully upgraded - 9' ceilings, luxury vinyl plank flooring, sprinkler system to main and upper floors & contemporary lighting. This home is certified built green & includes all the cost saving features that makes Excel Homes a wise

choice. Quick possession is available. Includes front and backyard SOD & gravel to side yard