

40 Herron Walk NE
Calgary, Alberta

MLS # A2215555



\$579,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,590 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters		

Inclusions: N/A

Another gorgeous, brand new - never lived in home by EXCEL HOMES. Introducing the NOVA. Nestled in the vibrant Northeast community of Livingston. 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 1590 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 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 suite 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 (seasonal build). This home is beautifully upgraded - 9' ceilings, luxury vinyl plank flooring, black farmhouse lighting. This home is certified built green & includes all the cost saving features that makes Excel Homes a wise choice. Quick possession is available.