



GRASSROOTS
REALTY GROUP

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261 Herron Mews NE
Calgary, Alberta

MLS # A2228328



\$699,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,789 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 261 Herron Mews NE, a beautifully upgraded home in one of Calgary's favorite neighborhoods. With Over 2450 sqft of comfortable living space, this home features an open-concept main floor with a bright living room, a welcoming dining area, and an upgraded modern kitchen with quality appliances. Upstairs you'll find a spacious primary suite with a walk-in closet and private 4-piece bathroom, two more bedrooms, another full bathroom, and a convenient laundry room. Plus a Large Family Room Upstairs. The fully finished basement offers extra space with a large recreation room, an additional bedroom, and bathroom—perfect for guests or family gatherings. Enjoy relaxing outdoors on the deck in your landscaped backyard. Additional upgrades throughout the home add value and comfort. Located near parks, schools, shopping, and more, this home is move-in ready. Book your viewing today!