



GRASSROOTS
REALTY GROUP

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261 Herron Mews NE
Calgary, Alberta

MLS # A2246575



\$714,500

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 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, Front Yard, Landscaped, Lawn, Level		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 261 Herron Mews NE, a beautifully appointed home in the vibrant and fast-growing community of Livingston. Designed with modern living in mind, this energy-efficient property offers over 2,450 sq ft of refined living space and features premium upgrades throughout, including triple-pane windows, soaring 9-foot ceilings, 8-foot interior doors, and high-end gas appliances. The open-concept main floor is filled with natural light and provides a seamless layout that includes a bright living area, an elegant dining space, and a kitchen with sleek finishes and quality appliances. Upstairs, you'll find a spacious bonus room perfect for movie nights or a home office, along with a beautiful primary suite featuring a walk-in closet and private 4-piece ensuite. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry complete the level. The fully developed basement extends the home's versatility, offering a large recreation space, a fourth bedroom, and an additional full bathroom, ideal for guests or growing families. Step outside to enjoy a landscaped backyard with a private deck, perfect for entertaining or unwinding after a long day. With quick access to schools, parks, shops, and major routes, this move-in-ready home delivers comfort, style, and unbeatable value. Don't miss your chance!