



GRASSROOTS
REALTY GROUP

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73 Herron Common NE
Calgary, Alberta

MLS # A2251173



\$619,900

Division:	Livingston		
Type:	Residential/House		
Style:	Bungalow		
Size:	975 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water		

Inclusions: N/A

Good starter home or investment property, welcome to this brand new cozy bungalow in popular community of Livingston. It features finished basement with 1705 sqft finished area. (975.4 sqft main floor and 730 sqft basement), side entrance, quartz counter tops in the kitchen and bathrooms, 9 feet ceiling on the main floor, stainless steel appliances, and vinyl flooring in the living room and kitchen area. Main floor with 2 good size bedrooms, master bedroom with 4 pieces ensuite, bright and large living room, spacious kitchen and eating area, and mud room in the back entrance. Fully finished basement with separated side entrance, large family room, 2 large bedrooms, 1 full bathroom, and large storage area. It closes to playground, shopping, restaurants, and easy access to major roads. ** 73 Herron Common NE **