



GRASSROOTS
REALTY GROUP

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34 Herron Common NE Calgary, Alberta

MLS # A2257737



\$619,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,831 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: Appliance allowance of \$5975 to be used at the Builder's Supplier.

Welcome to this brand new, move-in-ready home in the highly sought-after community of Livingston. Built for modern living, this thoughtfully designed property offers a functional layout, contemporary finishes, and flexibility to suit a variety of lifestyles. The main floor features durable luxury vinyl plank flooring in a timeless grey-brown tone and an open-concept layout ideal for everyday living and entertaining. The kitchen is the true focal point, finished with cream-coloured cabinetry, a greige central island, QUARTZ countertops, a classic square-edge subway tile backsplash, and a large pantry for added storage. The kitchen flows seamlessly into the dining area and great room, creating a bright and connected living space. A versatile main-floor FLEX ROOM provides endless possibilities - perfect for a home office, playroom, or guest space. A convenient mudroom with built-in bench and hooks adds practical organization, while the rear deck extends your living space outdoors for summer barbecues and gatherings. Upstairs, a CENTRAL BONUS ROOM offers additional living space ideal for family movie nights or a kids' retreat. The primary bedroom includes soft carpeting and a well-appointed ensuite with dual sinks, quartz countertops, and a spacious shower. Two additional bedrooms, a full bathroom, and a dedicated UPPER FLOOR LAUNDRY room complete the upper level. The unfinished basement is ready for future development offering a SEPARATE ENTRANCE and ROUGH INS FOR A FUTURE SUITE (subject to city approval and permits) allowing you to customize the space to your needs. A double detached GARAGE provides secure parking and winter convenience. Located in the vibrant community of Livingston, residents enjoy access to The Hub - a 35,000 sq. ft. homeowners' facility featuring a skating rink, splash park, gymnasium, tennis

courts, and year-round community programming. Parks, pathways, future schools, and quick access to Stoney Trail make this an excellent location for commuters and families alike. Additional highlights include a \$5,975 appliance allowance, a \$2,000 landscaping credit, and full New Home Warranty coverage. Immediate possession available - no waiting, no construction delays. A fantastic opportunity to own a brand new home in one of Calgary's fastest-growing communities.