

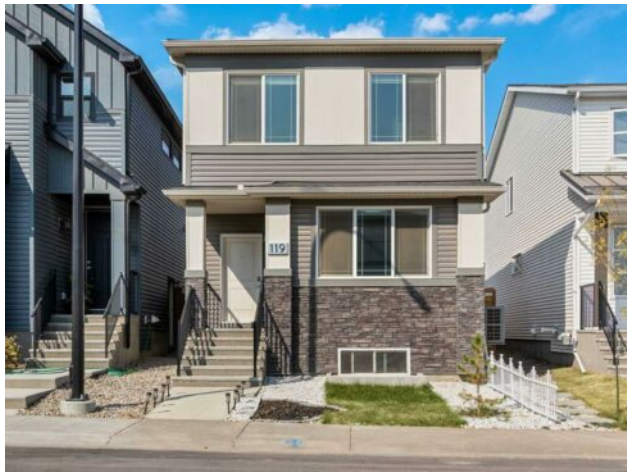


GRASSROOTS
REALTY GROUP

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119 Herron Street NE
Calgary, Alberta

MLS # A2259561



\$770,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Heat Pump	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to Your Dream Home in Livingston! This stunning detached home offers 1,843 sq. ft. above grade plus a fully finished 810 sq. ft. legal basement suite with separate entrance, providing a total of nearly 2,700 sq. ft. of living space. Perfect for families or investors, this property sits on a 2,950 sq. ft. landscaped lot. Step inside and be greeted by a bright, open-concept main floor featuring: -A dedicated office space – perfect for working from home -Convenient mudroom and two closets for easy storage -Spacious living and dining areas designed for family gatherings -A chef-inspired kitchen with full-height textured melamine cabinetry, quartz countertops, large island, walk-in pantry, and premium Samsung stainless steel appliances (French-door fridge, electric range, wall-mounted hood fan, and microwave) Upstairs, you’ll find a cozy family room, two generous secondary bedrooms, a full bathroom, laundry room, and a luxurious primary suite with a 4-piece ensuite featuring double vanity and a walk-in closet. The fully finished legal basement suite is a standout feature – perfect for multi-generational living or rental income. With its own mechanical system, full kitchen with pantry, living/dining area, two large bedrooms, full bathroom, and in-suite laundry, this suite has been a proven income generator, earning \$1,800–\$2,400/month on Airbnb and VRBO in the spring and summer months (even higher during Calgary Stampede month!). Additional highlights of the property includes: -Central Air-Conditioning for the summer months and heat pump -Motorised window blinds, black out shades, curtains for convenience -Durable vinyl plank flooring on the main level and basement suite, cozy carpets upstairs Located just 12 minutes to YYC Airport and 23 minutes to Downtown Calgary, this home is steps from Livingston Hub, Carrington Plaza,

schools, parks, and playgrounds — making it the perfect place to live, work, and play. Whether you’re looking for a beautiful family home or a property with strong rental income potential, this Livingston gem is a must-see!