



GRASSROOTS
REALTY GROUP

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22 Herron Common NE
Calgary, Alberta

MLS # A2265522



\$689,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 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, Front Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

An exceptional opportunity to own a brand new home in the highly sought-after community of Livingston! This stunning Carlisle II model by Brookfield Residential is move-in ready and perfectly situated on a bright, sunny lot with a private southeast-facing backyard and a double detached garage (20' x 22') already included! Offering over 1,800 sq. ft. of beautifully designed living space above grade, this home combines timeless style with practical functionality. The open-concept main level features soaring 9 ft. ceilings, luxury vinyl plank flooring, and an abundance of natural light. The gourmet kitchen is a true showpiece, showcasing extended-height cabinetry, quartz countertops, a large central island, and a premium appliance package complete with a chimney hood fan and built-in oven + microwave - ideal for both everyday living and entertaining guests. A spacious great room anchors the main floor and seamlessly connects to the dining area, creating a warm and inviting flow throughout. A flex room provides versatility as a home office, children's play area, or study space, while a 2-piece powder room completes the main level. Upstairs, a central bonus room offers additional living space and separates the luxurious primary suite from the secondary bedrooms for added privacy. The primary retreat features a walk-in closet and a beautiful ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry complete the second floor. The basement includes a private side entrance and awaits your creative vision - perfect for future development as a legal suite (subject to city approval), gym, or recreation area with ample space for third living space, bedroom and full bathroom if desired. Complete with a double detached garage, private backyard, and builder warranty + full coverage under the Alberta New Home

Warranty, this is a home built with quality, style, and provides you with peace of mind when buying new. **Please note: Photos are from the show home and are for representation purposes only.