



GRASSROOTS
REALTY GROUP

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46 Herron Common NE
Calgary, Alberta

MLS # A2275705



\$662,500

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,952 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Vinyl Windows		
Inclusions:	None		

An incredible opportunity to own a brand-new home with a DOUBLE DETACHED GARAGE and IMMEDIATE POSSESSION in the desirable new community of Livingston. This bright and sunny home is situated on a northwest-facing lot, allowing natural light to pour through the main level throughout the day. Offering 4 bedrooms, 3.5 bathrooms, two living areas, and an undeveloped basement with a private side entrance, this property is ideal for investors, multi-generational living, or families looking for space to grow. Built by Brookfield Residential, the Oxford model is a beautifully designed home with nearly 2,000 sq. ft. of developed living space above grade. The open-concept main floor features 9-foot ceilings, extended-height cabinetry, and a large central island with a gourmet kitchen package that includes a chimney-style hood fan and built-in wall oven and microwave. The spacious great room is filled with natural light and is perfect for both everyday living and entertaining. A main floor bedroom with its own full ensuite adds excellent flexibility for guests, extended family, or a private home office. Durable and stylish luxury vinyl plank and tile flooring flow throughout the main level, making the home well suited for families with children and pets. Upstairs, a central bonus room separates the primary suite from the secondary bedrooms, creating a thoughtful and functional layout. The primary bedroom features a well-appointed ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. The basement is undeveloped and ready for your design ideas, with direct access from a private side entrance offering excellent future potential. Completing the property is a brand-new double detached garage to keep your vehicles clean, warm, and secure year-round, along with a

private backyard to enjoy. This home is brand new and comes backed by both the builder warranty and the Alberta New Home Warranty, offering peace of mind for years to come. The Oxford truly offers it all with 4 bedrooms including a main floor bedroom, 3.5 bathrooms, two living spaces, and a flexible layout designed to meet a wide range of needs.