



**GRASSROOTS**  
REALTY GROUP

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**82 Herron Common NE**  
**Calgary, Alberta**

**MLS # A2275706**



**\$645,500**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,826 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** None

An incredible opportunity to own a brand-new home with a DOUBLE GARAGE and IMMEDIATE POSSESSION in the desirable community of Livingston. The Carlisle II by Brookfield Residential is situated on a bright, sunny lot with a private backyard and offers a thoughtful layout ideal for a young couple, growing family, or investor. This beautifully designed home features 3 bedrooms, 2.5 bathrooms, two living areas, and a main level flex room, with over 1,800 sq. ft. of developed living space above grade. The open-concept main floor showcases 9-foot ceilings, extended-height cabinetry, and a spacious island with a gourmet kitchen, which is complete with a chimney-style hood fan and built-in wall oven and microwave. The large great room is filled with natural light and provides an ideal space for everyday living and entertaining. Durable and stylish luxury vinyl plank flooring flows throughout the main level, making it well suited for families with children and pets. Completing this level is a versatile flex room, perfect for a home office or playroom, along with a convenient 2-piece bathroom. Upstairs, the central bonus room thoughtfully separates the primary suite from the secondary bedrooms, offering added privacy. The spacious primary bedroom includes a well-appointed ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and an upper-level laundry room complete the second floor. The undeveloped basement offers excellent future potential and includes a separate side entrance, making it ideal for customization or additional living space. Completing the property is a brand-new double detached garage to keep vehicles warm and secure year-round, along with a private backyard ready to be enjoyed. This brand-new home is backed by the full Alberta New Home Warranty and offers immediate possession, making it a

fantastic opportunity to move into one of Calgary’s fastest-growing communities.