



GRASSROOTS
REALTY GROUP

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51 Herron Street NE
Calgary, Alberta

MLS # A2278603



\$624,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,778 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Paved,		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

**** Great Value - \$80K in upgrades - list available ** Side Entry ** Double Garage ** 1777+ Sq Ft ** 4 Bedroom home ** Immaculately maintained, almost brand new, bright and open plan. Modern design 2-story home in the heart of the vibrant Livingston community. Located on a fully paved lane with well-maintained double garages, offering a clean and organized rear access rarely found. GOURMET KITCHEN - CHEF'S DELIGHT! Custom features include upgraded classic wood-style cabinet doors, an efficient family-approved layout with stainless steel appliances (including a smooth-top stove), a glass panel front fridge, a central island with a flush eating bar, an undermount black granite sink, quartz countertops, custom full-height backsplash tile, and a stainless steel hood fan. The spacious dining room and great room bookend the open design, all of which feature 9-foot ceilings. The larger floor plan features a front main floor bedroom/office/den, an oversized front foyer, a back mudroom, a staircase with railings, and a landing. Super bright design!! All flooring is upgraded with wide-plank LVP hardwood flooring on the main floor and tile floors in the upper bathrooms- no carpet! BONUS: The upstairs bonus room is perfect for a home office, spare bedroom, or extra TV room. Three generously sized bedrooms & 2.5 bathrooms. NOTE: The primary bedroom features a private 3-piece en-suite with an upgraded sink basin, quartz countertops, and a spacious walk-in tiled shower with glass doors. Other upgrades include custom window coverings, an unspoiled basement with high 9' ceilings, side entry, oversized windows, a rough-in bathroom, and a 22' x 22' double-car garage with room for extra street parking out front. Excellent curb appeal with a covered front porch, fully landscaped with a walkway and fencing, all complete. Available for a 30/60 day possession date.**

Please feel free to call your friendly REALTOR(R) to view.