



**29 Herron Mews NE**  
**Calgary, Alberta**

**MLS # A2287895**



**\$669,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,571 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, Kitchen Island, Open Floorplan		

**Inclusions:** NA

Welcome to this recently built, fully finished semi-detached home with a legal basement suite and double detached garage in front of park in the desirable community of Livingston. Offering over 2,200 sq. ft. of developed living space, this stylish and well-maintained property is ideal for families and investors alike. The main floor features 9-ft ceilings and an open-concept design highlighted by a bright white gourmet kitchen complete with built-in oven and microwave, chimney hood fan, stainless steel appliances, central island, crown-molded cabinetry, tile backsplash, spacious pantry, and a convenient 2-piece bath. Large windows and patio doors flood the living and dining areas with natural light. Upstairs, you’ll find a generous primary bedroom with walk-in closet and 4-piece ensuite featuring a double vanity and standing shower, along with two additional bedrooms, a bonus room, full main bathroom, and upper-level laundry for added convenience. The fully finished legal basement provides excellent income potential, offering a separate kitchen, bedroom, full bathroom, separate laundry, and a versatile living space. An exceptional opportunity in a growing community &mdash; book your private showing today!