



273 Herron Mews NE
Calgary, Alberta

MLS # A2134368



\$829,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,215 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Few Trees, Interior Lot, Level, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this stunning brand new property in Livingston, conveniently located near Stoney Trail. The main floor is thoughtfully designed with a spacious living room featuring pot lights and huge windows, a versatile den/office, and a spice kitchen. The main kitchen boasts numerous upgrades, including granite countertops, a large island, a chimney hood fan, a tile backsplash extending to the ceiling, and built-in microwave and oven. The cabinetry is ample and stylish, providing both functionality and elegance. Ascending the staircase with its elegant metal spindles, you’ll discover the second floor offers four large bedrooms and a well-sized bonus room, perfect for social gatherings and family time. The primary bedroom includes a luxurious 5-piece ensuite with dual sinks, a deep soaker tub, and a separate glass-enclosed shower, all adorned with tiles up to the ceiling. The secondary bedrooms also feature spacious walk-in closets, ensuring plenty of storage. Additional highlights include a second-floor laundry room with built-in cabinetry and counter space, adding convenience to your daily routine. The entire home is equipped with upgraded light fixtures, enhancing the modern and sophisticated ambiance. This property’s location is ideal, offering easy access to Stoney Trail, nearby commercial plazas, medical and dental offices, and just 10 minutes from Cross Iron Mills shopping mall and 8 minutes from North Pointe Terminal. Additionally, it’s surrounded by highly rated schools in adjacent communities. Don’t miss out on this exceptional opportunity to own a brand new, meticulously upgraded 4-bedroom home in Livingston.