



**75 Herron Rise NE**  
**Calgary, Alberta**

**MLS # A2145121**



**\$899,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Livingston   |               |                  |
| <b>Type:</b>     | Residential/House                                      |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,238 sq.ft.   | <b>Age:</b>   | 2022 (2 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                 |               |                  |
| <b>Lot Size:</b> | 0.08 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Lawn, Level, Rectangular Lot, Zero Lot Line |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <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>   | Separate/Exterior Entry, Finished, 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, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar |                   |     |
| <b>Inclusions:</b> | Gazebo, Planter Boxes  |                   |     |

Livingston - 75 Herron Rise NE: Fully developed and air-conditioned five-bedroom home with a southwest backyard - still under warranty!! This beautifully updated Cedarglen built two-story shows like new from top to bottom and offers a fantastic and open plan, with luxury vinyl plank flooring and high ceilings. The main level has a conveniently located front office and powder room, and the mudroom has been upgraded with built-in cabinets and shoe storage. The spacious walkthrough pantry connects the kitchen to the mudroom for easy access with your groceries when entering the home from the double attached garage. The kitchen is a dream, with plenty of ceiling height cabinetry, a large bar with quartz counters, and a stainless steel appliance package including a new gas stove. Large southwest-facing windows illuminate the dining room and living area with its gorgeous fireplace to cozy up to on cool evenings. Up the open-rail staircase to the top level you will find a total of four bedrooms plus a centrally located bonus/family room. The primary bedroom boasts a generous walk-in closet and a lavish five-piece ensuite with dual vanities and a corner soaker tub. Top floor laundry, and a four-piece guest bathroom complete the upper floor. The freshly completed basement has been developed to the same quality and style as the rest of the home, and offers a combined family and bar area, a fifth bedroom, a four-piece bathroom, and a separate entrance from the outdoors. The sunny backyard is your personal oasis and is a natural extension of your living space. An expansive deck with gazebo, glass railings, and custom planter boxes means virtually no yard work. Livingston is a lovely and vibrant community with easy access from Stoney Trail, and features such amenities and attractions as the Livingston Hub community and recreation centre, peaceful

parks, Livingston View Pond, and with plans for an up-and-coming Town Centre hosting over a million square feet of services, offices, and shopping. A like-new property with everything completed for you. Book your showing today!