



**43 Herron Rise NE
Calgary, Alberta**

MLS # A2149923



\$849,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,230 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Second fridge, dishwasher and stove in the basement suite

Improved pricing: This beautifully designed home perfectly combines style and comfort with the added benefit of an legal basement suite built by the builder with a separate entrance and separate laundry. Meticulously crafted in a neutral color pallet with designer finishes and oversized windows that stream in natural light, the home has been fully upgraded and is facing green space. The kitchen is truly the heart of the home with clear sightlines throughout and modern features that include stone countertops, stainless steel appliances, full-height cabinets, a centre island with seating and a walk-through pantry that you will be thankful for after a trip to Costco. The dining room leads to the inviting living room enticing time spent with friends or quiet evenings relaxing. A fully enclosed den provides a versatile environment for work, study, hobbies or play. Gather in the upper level bonus room and connect over an engaging movie or friendly game night. 3 bright and spacious bedrooms on this level have been expertly thought out for ultimate privacy with the kids’s bedrooms on the other side of the bonus room, privately separate from the primary suite. A true owner’s retreat, the primary bedroom is a luxurious oasis with a large walk-in closet and a lavish 5-piece ensuite boasting dual sinks, a deep soaker tub and a separate shower. Laundry is also conveniently located on the upper level. A separate entrance leads to the legally suited basement, fully finished in the same stylish designer as the rest of the home. This fantastic 1 bedroom unit is ideal for income potential, multi-generational living or just more space for you to enjoy. The kitchen features stainless steel appliances, full-height cabinets and a breakfast bar on the peninsula island. Unobstructed views into the dining and living rooms create incredible connectivity. Also on this level is a large bedroom, a full 4-piece

bathroom and separate laundry – no need to share! Located in the young and family-oriented community of Livingston home to the Livingston hub with a gymnasium, indoor basketball courts, outdoor skating rink, splash park, skate park, tennis courts and even a summer farmer’s market! This master-planned community also offers over 250 acres of open space, parks, playgrounds and prairies plus an off-leash dog park and a future town centre that will boast more than one million square feet of offices, services and retail space. Quick access to Stoney and Deerfoot trails, just 15 minutes to the airport and future plans for the Green Line C-train make this a very connected and accessible community with everything on your wish list and more!