



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**13 Herron Mews NE**  
**Calgary, Alberta**

**MLS # A2198009**



**\$550,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn		

**Heating:** High Efficiency, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Composite Siding, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

**\*New Siding & Roofing Scheduled for Installation this Week\*** Stylish & Spacious Home in Livingston: Embrace Community Living at Its Finest! Welcome to a meticulously maintained & move-in-ready home in the vibrant & sought-after community of Livingston! This stunning property offers a perfect blend of modern design, thoughtful features, & a prime location that puts you at the heart of it all. Step Inside & Be Captivated: As you enter through the bright, glass-paneled front door, you'll immediately notice the attention to detail & the abundance of natural light flooding the space. The open-concept main floor is perfect for both relaxing & entertaining. 9 foot ceilings enhance the sense of airy open space. Gourmet Kitchen: Unleash your inner chef in the stylish kitchen, featuring sleek cabinetry, quartz countertops, stainless steel appliances, & a convenient breakfast bar. The open layout allows you to easily connect with family & friends while preparing delicious meals. Inviting Living Area: Relax & unwind in the cozy living room, complete with an electric fireplace for those chilly Calgary evenings. The large windows offer picturesque views & create a warm & inviting atmosphere. Dedicated Workspace: Need a home office? The cleverly designed desk area on the main level provides a dedicated space for work or study, maximizing every inch of the home. Stay Organized: Enjoy the convenience of a spacious entryway closet & a generously sized pantry, ensuring that your home remains clutter-free & organized. Appreciate the convenience of an easily accessible upper level laundry room & powder room off of the rear mudroom. Upstairs Oasis: Retreat to the serene upper level, where you'll find: A Double Primary Suite Layout: 2 spacious & tranquil bedrooms each with their very own luxurious full ensuite bath & large walk-in closet. private sanctuary for all. Versatile Spaces: Additional

bedroom offers ample space for family, guests, or a home office. Livingston: A Community That Has It All: Livingston is more than just a neighborhood; it's a lifestyle. Enjoy a wealth of amenities right at your doorstep: The Hub: The community's central gathering place, The Hub, boasts over 35,000 sq ft of amenity space including a community center, gymnasium, skating rink, splash pad & outdoor park. Parks & Pathways: Explore miles of scenic pathways & green spaces, perfect for walking, biking, & enjoying the great outdoors. Shopping & Dining: Conveniently located near major shopping centers & a wide variety of restaurants, you'll find everything you need just minutes away. (Nearby Creekside Shopping Center) Family-Friendly: With excellent schools, playgrounds, & community events, Livingston is the perfect place to raise a family. Outdoor Living: Enjoy the beautiful Calgary weather in your private backyard & relaxing front porch: Detached Garage: Secure parking & extra storage space. Don't miss this incredible opportunity to own a stunning home in one of Calgary's most desirable communities!