



GRASSROOTS
REALTY GROUP

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322 Herron Mews NE
Calgary, Alberta

MLS # A2204274



\$699,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot, Zero Lot Line		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Metal Siding , Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: Basement Appliances includes - Washer/Dryer, Refrigerator, Electric Range, Range Hood.

Welcome to this beautiful 4-bedroom home, ideally located in the highly sought-after Livingston community. This well-maintained property offers the perfect blend of comfort and functionality. Enjoy an open-concept layout with spacious living areas, ideal for both relaxation and entertaining. The kitchen is a true highlight, featuring modern appliances and plenty of counter space. Upstairs, you'll find three generous-sized bedrooms, including a master suite with a walk-in closet and ensuite with double vanity. The 2 additional bedrooms and full bathroom are perfect for children or guests. The all weather wood deck offers perfect outdoor space for relaxation or entertainment. The fully developed one bedroom walkout legal suite is a mortgage helper with separate entrance and separate laundry and kitchen. This home is located in the award winning community of New North with access to fantastic amenities (the Livingston Hub), green spaces and vibrant neighborhood atmosphere. Don't miss the chance to own this gem in Livingston-schedule your private showing today!