



**GRASSROOTS**  
REALTY GROUP

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**58 Herron Street NE**  
**Calgary, Alberta**

**MLS # A2212188**



**\$688,888**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,752 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** none

Step into a world of elegance and comfort with this meticulously crafted, brand-new residence in the vibrant Livingston community of Calgary. Combining premium finishes with thoughtfully designed spaces, this home seamlessly blends style and functionality to meet all your modern living needs. A sophisticated foyer welcomes you into the heart of this beautiful home. A dedicated office space, ideal for remote work or creative pursuits, offering ample privacy and natural light. The living room is a cozy yet spacious area, perfect for family relaxation or entertaining guests. A bright and inviting dining area, perfect for intimate meals or lively gatherings. A sleek and practical guest bathroom featuring high-quality finishes. A gourmet kitchen that is a chef's dream, complete with contemporary appliances, ample counter space, and a functional, modern layout. Upstairs, the elegance continues, The primary bedroom serves as your personal sanctuary, featuring generous proportions and a serene ambiance. A family room provides a versatile space for movie nights, bonding moments, or unwinding in comfort. Two additional bedrooms are well-appointed, offering ample space, style, and practicality. Modern bathrooms are thoughtfully designed for a stress-free and comfortable lifestyle. This exceptional home, situated on a coveted walkout lot, also provides seamless access to the abundant amenities of the Livingston community. From picturesque green spaces and walking trails to the state-of-the-art Livingston Hub, this neighborhood ensures an unparalleled lifestyle. Call/Text to schedule your showing appointment.