



THE
A-TEAM

**RE/MAX
FIRST**

145 HERRON Rise, Calgary T3P2G2

MLS®#: **A2117949**

Area: **Livingston**

Listing Date: **03/28/24**

List Price: **\$749,800**

Status: **Active**

County: **Calgary**

Change: **-\$88, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,422 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,809**

Low Sqft:

Ttl Sqft: **1,809**

DOM

52

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **See Remarks**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Composite Siding,Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Washer**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`10" x 11`5"
Kitchen	Main	15`9" x 12`5"
Bedroom - Primary	Second	13`0" x 12`1"
3pc Bathroom	Second	9`7" x 8`1"
Bedroom	Second	8`11" x 13`0"

Room	Level	Dimensions
Dining Room	Main	10`1" x 11`5"
2pc Bathroom	Main	5`1" x 5`9"
Bonus Room	Second	18`11" x 12`1"
Bedroom	Second	8`8" x 13`10"
3pc Bathroom	Second	9`9" x 6`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211602

Remarks

Pub Rmks:

BRAND NEW HOME | 3 BEDROOMS+BONUS ROOM | GREEN SPACE NEARBY | SIDE ENTRANCE TO BASEMENT | Welcome to your dream home in the heart of a vibrant community! This stunning 2-storey residence, meticulously crafted by Cedarglen Homes, offers a perfect blend of modern convenience and timeless elegance. As you step inside, you'll be greeted by upgraded windows that flood the space with natural light, creating a warm and inviting atmosphere throughout. No detail has been spared with the inclusion of Lutron switches, ensuring effortless control over the WiFi lights and garage functionality. Step into culinary excellence in the gourmet kitchen, where sleek quartz countertops, high-end appliances, and ample storage space await your culinary creations. Whether you're a seasoned chef or just enjoy preparing meals for loved ones, this kitchen is sure to inspire your culinary adventures. Adjacent to the kitchen is a spacious dining area, perfect for hosting intimate gatherings or festive feasts with family and friends. With its open-concept design, the dining area seamlessly flows into the inviting living room, where oversized windows frame picturesque views of the surrounding greenery, creating a serene backdrop for cozy evenings by the fireplace or lively conversations with guests. Together, the gourmet kitchen, dining area, and living room form the heart of this home, offering the ideal setting for everyday living and entertaining alike. Whether you're enjoying a quiet meal with loved ones or hosting a lively dinner party, this space is sure to leave a lasting impression on all who enter. Inside, the layout is thoughtfully designed with three bedrooms, including a luxurious ensuite bath, ensuring your own personal sanctuary. The unfinished basement with a separate entrance offers endless potential, whether you envision creating a rental suite for additional income or a recreational space tailored to your lifestyle needs (city approval required). For those who appreciate sustainability, this home boasts eco-friendly features such as a tankless water heater, minimizing energy consumption while maximizing comfort. Additionally, the electrical panel is equipped with a 200-amp capacity, paving the way for legal basement development possibilities (city approval required). Imagine unwinding in your spacious backyard oasis, complete with lush greenery and a southwest exposure, perfect for enjoying those sun-soaked afternoons and tranquil evenings. With green space just steps away, you'll have ample opportunities to connect with nature and enjoy outdoor activities. This home is not just a place to live but a reflection of your aspirations and desires. Don't miss the opportunity to make it yours and start creating unforgettable memories in this remarkable abode. Schedule your viewing today and experience the epitome of modern living!

Inclusions:
Property Listed By:

NONE
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







