



THE
A-TEAM

**RE/MAX
FIRST**

273 HERRON Mews, Calgary T4B3P6

MLS®#: **A2134368** Area: **Livingston** Listing Date: **05/23/24** List Price: **\$829,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,369 sqft**
 Lot Shape:
 Access:
 Lot Feat: **City Lot,Few Trees,Interior Lot,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,214**
 Low Sqft:
 Ttl Sqft: **2,214**

DOM
33
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Private Yard**
 Construction: **Concrete,Stone,Vinyl Siding**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`8"	Dining Room	Main	9`5" x 11`2"
Kitchen	Main	13`0" x 14`9"	Living Room	Main	13`0" x 12`2"
Office	Main	9`0" x 7`7"	Pantry	Main	6`10" x 6`6"
5pc Bathroom	Second	9`6" x 10`3"	5pc Ensuite bath	Second	12`0" x 11`4"
Bedroom	Second	10`2" x 10`5"	Bedroom	Second	13`0" x 11`9"
Bedroom	Second	9`5" x 11`6"	Family Room	Second	16`4" x 12`10"
Bedroom - Primary	Second	13`2" x 17`2"	Walk-In Closet	Second	4`11" x 9`0"

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2211236**

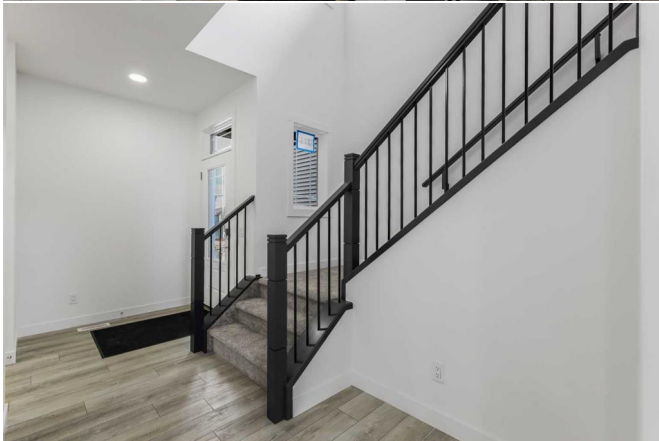
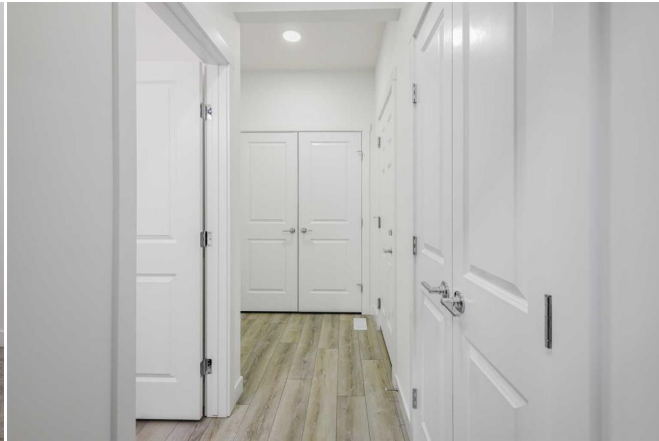
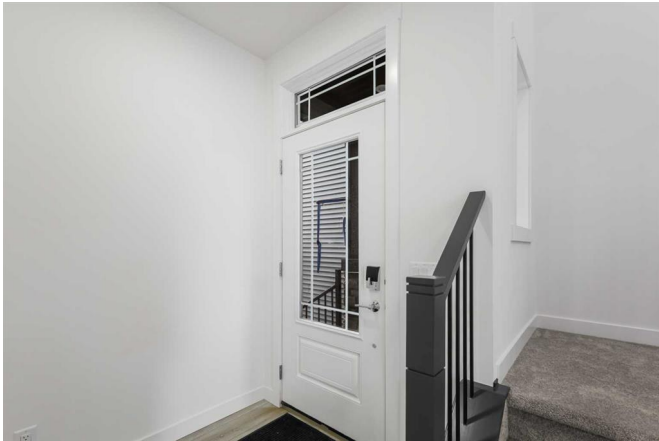
Remarks

Pub Rmks: **Welcome to this stunning brand new property in Livingston, conveniently located near Stoney Trail. The main floor is thoughtfully designed with a spacious living room featuring pot lights and huge windows, a versatile den/office, and a spice kitchen. The main kitchen boasts numerous upgrades, including granite countertops, a large island, a chimney hood fan, a tile backsplash extending to the ceiling, and built-in microwave and oven. The cabinetry is ample and stylish, providing both functionality and elegance. Ascending the staircase with its elegant metal spindles, you'll discover the second floor offers four large bedrooms and a well-sized bonus room, perfect for social gatherings and family time. The primary bedroom includes a luxurious 5-piece ensuite with dual sinks, a deep soaker tub, and a separate glass-enclosed shower, all adorned with tiles up to the ceiling. The secondary bedrooms also feature spacious walk-in closets, ensuring plenty of storage. Additional highlights include a second-floor laundry room with built-in cabinetry and counter space, adding convenience to your daily routine. The entire home is equipped with upgraded light fixtures, enhancing the modern and sophisticated ambiance. This property's location is ideal, offering easy access to Stoney Trail, nearby commercial plazas, medical and dental offices, and just 10 minutes from Cross Iron Mills shopping mall and 8 minutes from North Pointe Terminal. Additionally, it's surrounded by highly rated schools in adjacent communities. Don't miss out on this exceptional opportunity to own a brand new, meticulously upgraded 4-bedroom home in Livingston.**

Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

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

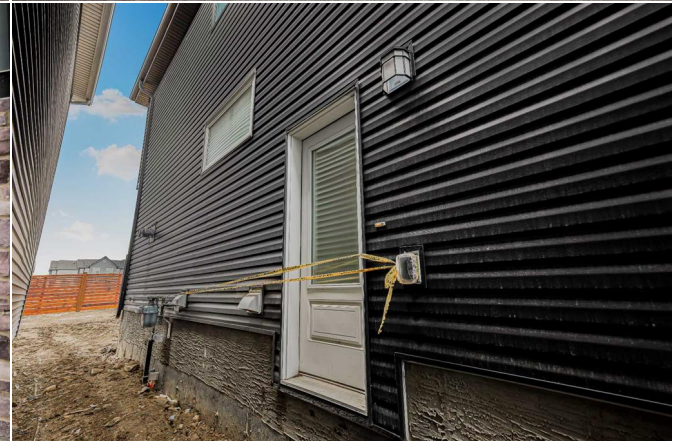












273 Herron Mews NE, Calgary, AB

Main Floor Exterior Area 520.18 sq ft
Interior Area 636.07 sq ft
Excluded Area 428.04 sq ft



PREPARED: 2024/05/23



White regions are excluded from total floor area in VOUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

273 Herron Mews NE, Calgary, AB

2nd Floor Exterior Area 1208.51 sq ft
Interior Area 1219.71 sq ft
Excluded Area 14.24 sq ft



PREPARED: 2024/05/23



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