



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**75 HERRON Rise, Calgary T3P 1X9**

MLS® #: **A2145121**

Area: **Livingston**

Listing Date: **06/27/24**

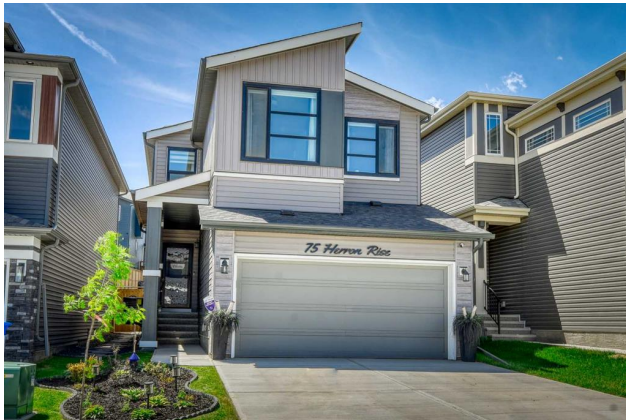
List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,444 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,237**

Low Sqft:

Ttl Sqft: **2,237**

DOM

**5**

Layout

Beds: **5 (4 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Level,Rectangular Lot,Zero Lot Line**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Wood Frame**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Built-in Features,Double Vanity,High Ceilings,Open Floorplan,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`4" x 2`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`6" x 7`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 14`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`0" x 5`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 12`11"</b>
<b>Family Room</b>	<b>Upper</b>	<b>12`10" x 13`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`3" x 18`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 14`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 11`11"</b>
<b>Office</b>	<b>Main</b>	<b>11`3" x 8`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`2" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`8" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 8`10"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`2" x 7`2"</b>

4pc Bathroom  
Kitchen  
Storage  
Furnace/Utility Room

Basement  
Basement  
Basement  
Basement

9`5" x 5`0"  
10`5" x 11`11"  
4`7" x 10`9"  
12`5" x 9`11"

Bedroom  
Game Room  
Furnace/Utility Room

Basement  
Basement  
Basement

9`10" x 13`4"  
11`7" x 13`8"  
4`7" x 7`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111751**

Zoning:  
**R-G**

Remarks

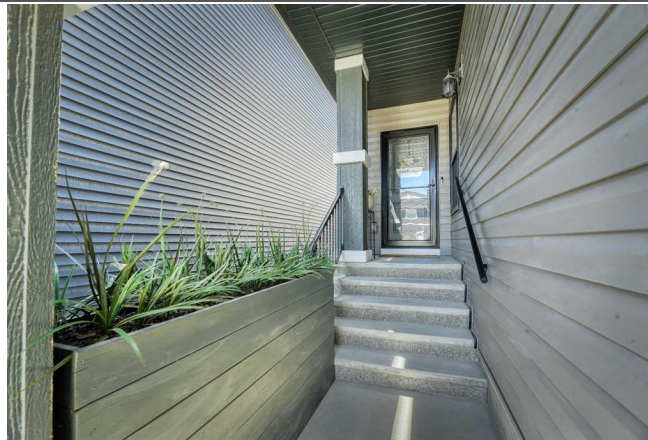
Pub Rmks:

**Livingston - 75 Herron Rise NE: Fully developed and air-conditioned five-bedroom home with a southwest backyard - still under warranty!! This beautifully updated Cedarglen built two-story shows like new from top to bottom and offers a fantastic and open plan, with luxury vinyl plank flooring and high ceilings. The main level has a conveniently located front office and powder room, and the mudroom has been upgraded with built-in cabinets and shoe storage. The spacious walkthrough pantry connects the kitchen to the mudroom for easy access with your groceries when entering the home from the double attached garage. The kitchen is a dream, with plenty of ceiling height cabinetry, a large bar with quartz counters, and a stainless steel appliance package including a new gas stove. Large southwest-facing windows illuminate the dining room and living area with its gorgeous fireplace to cozy up to on cool evenings. Up the open-rail staircase to the top level you will find a total of four bedrooms plus a centrally located bonus/family room. The primary bedroom boasts a generous walk-in closet and a lavish five-piece ensuite with dual vanities and a corner soaker tub. Top floor laundry, and a four-piece guest bathroom complete the upper floor. The freshly completed basement has been developed to the same quality and style as the rest of the home, and offers a combined family and bar area, a fifth bedroom, a four-piece bathroom, and a separate entrance from the outdoors. The sunny backyard is your personal oasis and is a natural extension of your living space. An expansive deck with gazebo, glass railings, and custom planter boxes means virtually no yard work. Livingston is a lovely and vibrant community with easy access from Stoney Trail, and features such amenities and attractions as the Livingston Hub community and recreation centre, peaceful parks, Livingston View Pond, and with plans for an up-and-coming Town Centre hosting over a million square feet of services, offices, and shopping. A like-new property with everything completed for you. Book your showing today!**

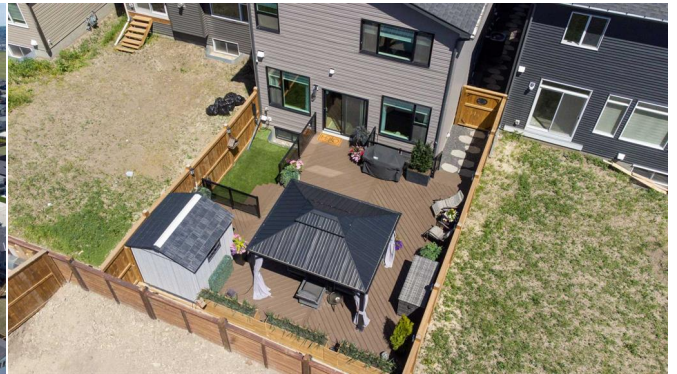
Inclusions:  
Property Listed By:

**Gazebo, Planter Boxes  
RE/MAX Real Estate (Central)**

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



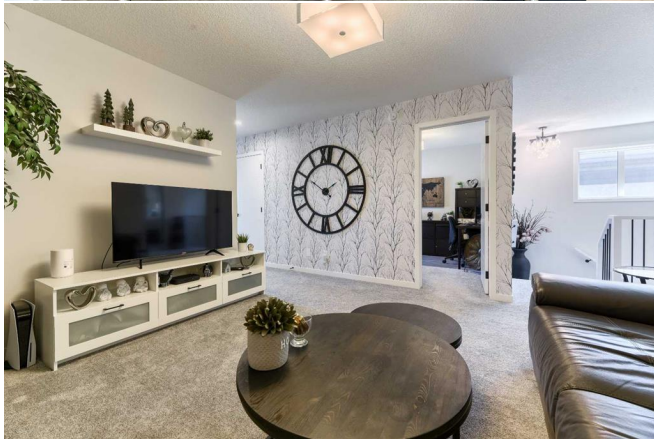
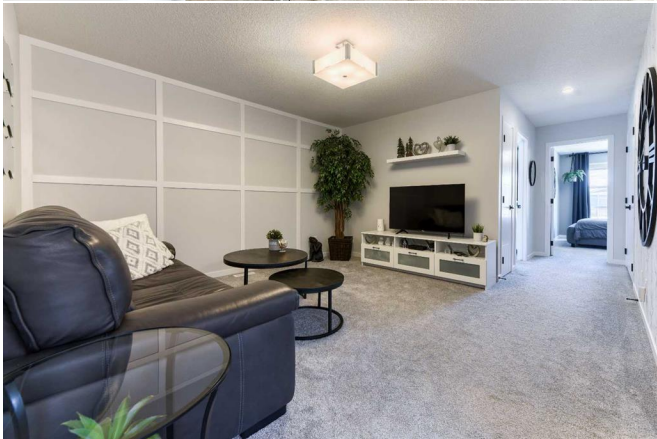








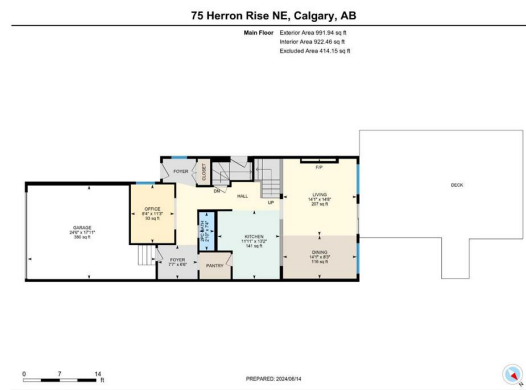




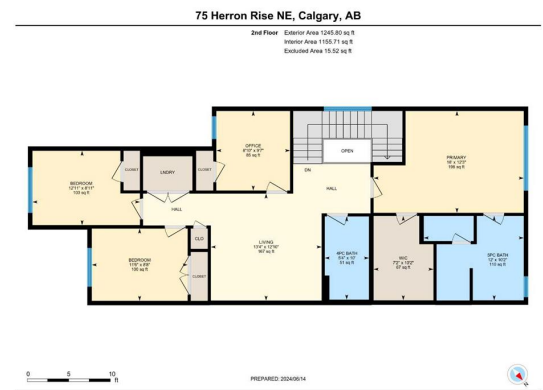








White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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<b>Basement (Below Grade)</b>	Exterior Area 904.51 sq ft Interior Area 834.77 sq ft
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0 3 6  
PREPARED: 2024/06/14

0 3 6 m



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.