



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2149923**      Area: **Livingston**      Listing Date: **07/18/24**      List Price: **\$834,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 10-Aug**      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: **2,230**  
 Low Sqft:  
 Ttl Sqft: **2,230**

DOM

**60**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Lawn,Landscaped**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Stucco**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator**  
 Int Feat: **Breakfast Bar,Chandelier,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 12`3"	Dining Room	Main	9`6" x 11`3"
Kitchen	Main	14`11" x 14`9"	Den	Main	9`0" x 7`7"
Bonus Room	Upper	16`4" x 15`9"	Laundry	Main	6`11" x 6`3"
Kitchen	Basement	14`7" x 9`11"	Game Room	Basement	13`11" x 17`9"
Furnace/Utility Room	Basement	16`9" x 8`10"	Bedroom - Primary	Upper	13`0" x 17`2"
Walk-In Closet	Upper	5`1" x 9`0"	Bedroom	Upper	10`11" x 13`6"

**Bedroom**  
**2pc Bathroom**  
**4pc Bathroom**

**Upper**  
**Main**  
**Upper**

**11`8" x 13`6"**  
**4`11" x 5`8"**  
**8`0" x 4`11"**

**Bedroom**  
**5pc Ensuite bath**  
**4pc Bathroom**

**Basement**  
**Upper**  
**Basement**

**11`4" x 11`3"**  
**12`1" x 11`4"**  
**7`1" x 8`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111751**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Open House - 11.00am till 2:00pm on 11th August. This beautifully designed home perfectly combines style and comfort with the added benefit of an legal basement suite built by the builder with a separate entrance and separate laundry. Meticulously crafted in a neutral color pallet with designer finishes and oversized windows that stream in natural light, the home has been fully upgraded and is facing green space. The kitchen is truly the heart of the home with clear sightlines throughout and modern features that include stone countertops, stainless steel appliances, full-height cabinets, a centre island with seating and a walk-through pantry that you will be thankful for after a trip to Costco. The dining room leads to the inviting living room enticing time spent with friends or quiet evenings relaxing. A fully enclosed den provides a versatile environment for work, study, hobbies or play. Gather in the upper level bonus room and connect over an engaging movie or friendly game night. 3 bright and spacious bedrooms on this level have been expertly thought out for ultimate privacy with the kids' bedrooms on the other side of the bonus room, privately separate from the primary suite. A true owner's retreat, the primary bedroom is a luxurious oasis with a large walk-in closet and a lavish 5-piece ensuite boasting dual sinks, a deep soaker tub and a separate shower. Laundry is also conveniently located on the upper level. A separate entrance leads to the legally suited basement, fully finished in the same stylish designer as the rest of the home. This fantastic 1 bedroom unit is ideal for income potential, multi-generational living or just more space for you to enjoy. The kitchen features stainless steel appliances, full-height cabinets and a breakfast bar on the peninsula island. Unobstructed views into the dining and living rooms create incredible connectivity. Also on this level is a large bedroom, a full 4-piece bathroom and separate laundry - no need to share! Located in the young and family-oriented community of Livingston home to the Livingston hub with a gymnasium, indoor basketball courts, outdoor skating rink, splash park, skate park, tennis courts and even a summer farmer's market! This master-planned community also offers over 250 acres of open space, parks, playgrounds and prairies plus an off-leash dog park and a future town centre that will boast more than one million square feet of offices, services and retail space. Quick access to Stoney and Deerfoot trails, just 15 minutes to the airport and future plans for the Green Line C-train make this a very connected and accessible community with everything on your wish list and more!**

Inclusions:  
Property Listed By:

**Second fridge, dishwasher and stove in the basement suite**  
**Royal LePage METRO**

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