



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**46 HERRON Street, Calgary T3P 1Z1**

MLS®#: **A2166321**      Area: **Livingston**      Listing Date: **09/16/24**      List Price: **\$729,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 15-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,742 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot,Zero Lot Line**  
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,665**  
 Low Sqft:  
 Ttl Sqft: **1,665**

DOM

**78**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer**  
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	18`10" x 12`8"	Dining Room	Main	12`8" x 10`3"
2pc Bathroom	Main		Bedroom - Primary	Upper	12`9" x 12`8"
5pc Ensuite bath	Upper		Bedroom	Upper	9`7" x 9`7"
Bedroom	Upper	9`0" x 10`10"	4pc Bathroom	Upper	
Living Room	Basement	13`10" x 9`1"	Bedroom	Basement	9`5" x 13`0"
4pc Bathroom	Basement				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

0

Zoning:  
**R-G**

Remarks

Pub Rmks:

**An incredible opportunity to own a brand new detached home with a walkout basement with a legal suite! Built by Brookfield Residential, the Belvedere is one of the most popular models with an open concept main level and stunning spiral staircase that leads the second level. The main living area has an expansive from great room, central kitchen and rear dining space that overlooks the backyard. The curved staircase leads to the second level where you'll find a large primary suite with a 5 pc ensuite and walk-in closet. The large ensuite is complete with a soaker tub and walk-in shower in addition to double sinks. Two more bedrooms, a full bathroom and conveniently located laundry room complete the upper level. The bright and open walkout basement has natural light pouring through the legal suite complete with a large kitchen, living/dining area, bedroom, bathroom and laundry. The legal suite is perfect for additional rental income and reducing your monthly mortgage costs! Located in the heart of Livingston, this brand new home comes with full Alberta New Home Warranty and builder warranty.**

Inclusions:  
Property Listed By:

**Suite Appliances - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.  
Charles**

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









