



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 HERRON Mews, Calgary T3P 1Y7**

MLS®#: **A2177736**

Area: **Livingston**

Listing Date: **11/06/24**

List Price: **\$769,620**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area

Abv Sqft: **1,952**  
Low Sqft:  
Ttl Sqft: **1,952**

DOM

**15**  
Layout  
Beds: **5 (4 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Rectangular Lot**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>18`10" x 12`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 10`2"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>2pc Bathroom</b>	<b>Main</b>		<b>Bonus Room</b>	<b>Upper</b>	<b>13`3" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`7" x 13`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 10`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>		<b>Laundry</b>	<b>Upper</b>	
<b>Living Room</b>	<b>Basement</b>	<b>10`1" x 12`6"</b>	<b>Dining Room</b>	<b>Basement</b>	<b>7`5" x 10`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`9" x 12`1"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	

Laundry	Basement	Legal/Tax/Financial
Title: <b>Fee Simple</b> Legal Desc:	Zoning: <b>R-G</b>  <b>0</b>	Remarks
Pub Rmks:	<b>An incredible opportunity to own a brand new home in the desirable new community of Livingston with immediate possession! This home is situated on a bright and sunny lot with a south-facing backyard. Featuring 4 bedrooms, 3.5 bathrooms and two living spaces + a fully legal one bedroom basement suite, this property is perfect for investors, multi-generational living or those that want to decrease their costs by renting their basement! Built by Brookfield Residential, the Oxford model is a stunning home boasting nearly 2,000 square ft. of living space. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan and built-in oven + microwave. The main floor features a large great room with plenty of natural light and a main floor bedroom with its own full en suite! Luxurious and resilient LVP and tile flooring flow throughout the main level, making it perfect for those with children and pets. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite and a beautiful ensuite bathroom with dual sinks and a walk-in shower. The basement has a fully legal one bedroom suite with a full kitchen (appliances included), dining area, living room, bedroom, full bathroom and private laundry. This home is brand new and comes with full Alberta New Home Warranty! The Oxford really does offer it all - 4 bedrooms with one being on the main level, 3.5 bathrooms, 2 living areas + a fully legal 1 bedroom basement suite in addition to the private backyard and double parking pad *Please note: Photos are from a show home model for representation purposes and are not an exact representation of the property for sale.</b>	
Inclusions: Property Listed By:	<b>SUITE APPLIANCES - Dishwasher, Dryer, OTR Microwave, Refrigerator, Stove, Washer. Charles</b>	

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







