



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**102 HERRON Street, Calgary T3P 1Y8**

MLS® #: **A2182629**

Area: **Livingston**

Listing Date: **12/06/24**

List Price: **\$699,888**

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: **4,122 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,828**  
Low Sqft:  
Ttl Sqft: **1,828**

DOM

**15**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Close to Clubhouse,Corner Lot,Front Yard,Irregular Lot**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Lighting,Private Entrance,Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Ceramic Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **Built-in Features,Closet Organizers,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 16`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`8" x 12`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`4" x 7`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`4" x 6`9"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 11`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`9" x 18`4"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 9`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`9"</b>
<b>Family Room</b>	<b>Upper</b>	<b>13`4" x 13`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 11`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2211693**

Remarks

Pub Rmks:

**BRAND NEW 2024 BUILT | CORNER OVERSIZE LOT | SEPARATE SIDE ENTRANCE | SUNSHINE BASEMENT | ALBERTA NEW HOME WARRANTY | MAIN FLOOR BEDROOM**  
Step into a brand-new world of contemporary comfort with this never-before-occupied detached home, built in 2024, nestled in the vibrant and growing community of Livingston. Imagine living in a space where every detail has been thoughtfully designed to enhance your lifestyle. As you enter, you're greeted by a sunlit, open-concept living room, with large windows that flood the space with natural light, creating the perfect environment for both relaxing and entertaining. Whether you're unwinding after a long day or hosting friends and family, this welcoming space will become the heart of your home. The seamless flow continues into the sleek two-tone kitchen, tucked to the side but still very much a focal point of the home. A stunning island invites you to gather around, while the modern, high-end stainless steel appliances make meal prep both effortless and enjoyable. The spacious dining room, just off the kitchen, awaits your dinner parties and special celebrations, providing the ideal setting for making lasting memories. Convenience is key in this home, with a bedroom located on the main floor—perfect for guests or those who prefer single-level living. A full bathroom on the main floor adds to the comfort and ease of your day-to-day routine. As you head upstairs, you'll be greeted by a fantastic family room, ideal for unwinding after a busy day or enjoying movie nights. Two generously sized bedrooms share a stylish 4-piece bathroom, providing the perfect setup for family or guests. The dedicated laundry room adds a touch of practicality, keeping chores out of sight but within easy reach. The primary bedroom is a true retreat, featuring a spacious walk-in closet and a luxurious ensuite bathroom—your personal sanctuary to relax and recharge. The exterior of this home is just as captivating as the interior, boasting a sleek, contemporary design and sitting proudly on an oversized corner lot complete with a gravel parking pad. The unfinished basement is a blank canvas, offering tremendous potential for future development. It's already equipped with a side door and a 200 amp electrical panel, making it easy to convert into a legal suite for extra income or for extended family. With two egress sunshine windows, the basement is filled with natural light, making it perfect for adding two additional bedrooms. Rough-ins are also in place for a bathroom and kitchen. With easy access to major highways, you're well-connected to the wider city and beyond. As a bonus, the property grants access to a fantastic community centre, complete with a fitness centre and a wealth of other recreational facilities, making it a true hub for family fun and wellness. Rest easy knowing that this home comes with Alberta's new home warranty, offering peace of mind and protection. Don't miss your chance to make this stunning property your forever home!

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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









