



THE
A-TEAM

**RE/MAX
FIRST**

110 HERRON Common, Calgary T3P 2K9

MLS®#: **A2186513** Area: **Livingston** Listing **01/10/25** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 26-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,615**
Lot Information Low Sqft:
 Lot Sz Ar: **3,480 sqft** Ttl Sqft: **1,615**
 Lot Shape:

DOM

85
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **High Efficiency,Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`5" x 8`3"	2pc Bathroom	Main	
Living Room	Main	11`11" x 13`11"	Kitchen	Main	11`11" x 10`3"
Dining Room	Main	9`0" x 9`0"	Mud Room	Main	6`11" x 5`7"
Laundry	Main	6`7" x 5`4"	Bedroom	Upper	11`4" x 9`0"
4pc Bathroom	Upper		Bedroom	Upper	9`5" x 15`0"
Bedroom - Primary	Upper	11`11" x 13`9"	4pc Ensuite bath	Upper	

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2410328**

Remarks

Pub Rmks: **This BRAND NEW 2-storey home is stunning and affordable! Located in the desirable community of Livingston. Built by award winning builder, Cedarglen Homes - I present to you, the Rosebud model! This home features SO many beautiful upgrades inside including 9' knock down ceilings, luxury vinyl plank flooring & so many windows allowing the natural light to flood the space. The open concept design is perfect for people who love to entertain. The kitchen is the heart of the home with beautiful cabinetry, stone countertops, gas line for gas range, black plumbing fixtures, & pantry for storage. You'll receive a \$6,000 appliance allowance to choose your desired appliances from the builder's supplier! The great room is spacious allowing for lots of comfortable furniture to host your future get-togethers with family & friends. The dining nook adjacent to the kitchen is where you'll host dinner parties and create long lasting memories. A mudroom with built-in bench, large laundry room and 2 pc bathroom complete this main level. Up the stairs, you'll find 3 generously sized bedrooms. The bright primary bedroom offers a stunning ensuite with dual sinks, large walk-in shower, and walk-in closet w/ a window! There is an additional 4 pc bathroom and a linen closet on the upper level as well. The basement is undeveloped but offers a SIDE ENTRANCE and is roughed-in for a future legal suite (subject to approval and permitting by the city/municipality). A large deck and double detached garage are fully completed in the south-east facing yard. This home includes a \$2000 landscaping rebate once the front yard landscaping is completed (must be done within 1 year of possession). You will fall in love with the community of Livingston and everything it has to offer - the HOA facility has tennis courts, skating rinks, playgrounds, basketball court, water spray park, ping pong tables & more! Plus there are endless walking/bike paths, an off leash dog park, and a bike pump track to enjoy. As the community continues to develop, there will be lots of schools, businesses and shopping making it a super convenient place to live! Book your showing today & step into the exceptional lifestyle awaiting you in Livingston! *Photos are from a different property that is completed - same model, different finishings. Please see last photo for interior selections of this home***

Inclusions: **\$6,000.00 appliance allowance to be used at the builder's supplier.**
 Property Listed By: **Royal LePage Benchmark**

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

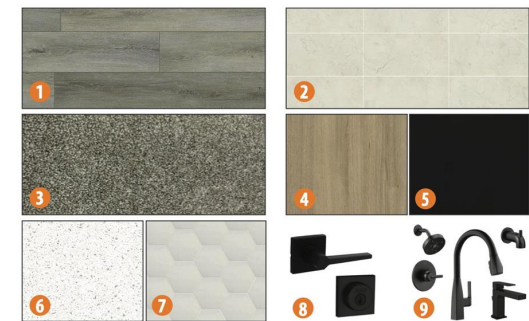








INTERIOR SELECTIONS



- 1. Luxury Vinyl Plank Flooring
- 2. Floor Tile & Bathroom Wall Tile
- 3. Carpet
- 4. Kitchen Perimeter & Bathroom Cabinets
- 5. Kitchen Island Cabinets
- 6. Countertops
- 7. Kitchen Backsplash
- 8. Door Hardware
- 9. Plumbing