

75 HERRON Rise, Calgary T3P 1X9

Livingston 01/23/25 List Price: **\$874,900** MLS®#: A2188836 Area: Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Residential Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

2022

3,444 sqft

Ttl Sqft: 2,246

2,246

<u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

4 2 Garage Sz:

5 (4 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Park Feat: Back Yard, Gazebo, Garden, Low Maintenance Landscape, Landscaped

Finished Floor Area

Abv Saft:

Low Sqft:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: High Efficiency, Forced Air, Natural Gas

Sewer:

Ext Feat: Garden, Private Yard Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer

Int Feat: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed

Lighting, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 12`6"	Dining Room	Main	14`0" x 7`6"
Kitchen	Main	13`3" x 10`3"	Foyer	Main	6`4" x 4`5"
Pantry	Main	5`11" x 5`0"	Den	Main	10`11" x 8`2"
Mud Room	Main	7`6" x 6`5"	Bonus Room	Upper	13`3" x 12`11"
Laundry	Upper	5`6" x 4`0"	Game Room	Basement	25`5" x 11`4"
Furnace/Utility Room	Basement	10`1" x 12`1"	Bedroom - Primary	Upper	14`2" x 12`3"

Bedroom Upper 11`8" x 8`7" **Bedroom** Upper 12`1" x 8`11" 9`7" x 8`10" 13`3" x 9`9" **Bedroom** Upper **Bedroom Basement** 2pc Bathroom Main 7`3" x 2`10" 5pc Ensuite bath Upper 10`6" x 10`2" 10`2" x 5`4" 9`6" x 4`11" 4pc Bathroom 4pc Bathroom **Basement** Upper Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2111751**

Remarks

Pub Rmks:

Beautifully designed home perfectly combining style and comfort with the added benefits of 4 ABOVE GRADE BEDROOMS, A FINISHED BASEMENT and CENTRAL AIR CONDITIONING. Meticulously crafted in a neutral colour pallet with HIGH-END FINISHES, SOARING CEILINGS, DESIGNER LIGHTING and OVERSIZED WINDOWS that stream in natural light. A FRONT FLEX ROOM provides a versatile environment for work, study, hobbies or play space. The kitchen is truly the heart of the home with clear sightlines throughout and modern features that include OUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, A GAS STOVE, FULL-HEIGHT CABINETS, a CENTRE ISLAND with seating and a huge WALK-THROUGH PANTRY that you will be so 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 in front of the gorgeous FOCAL FIREPLACE. Gather in the UPPER LEVEL BONUS ROOM and connect over an engaging movie or friendly game night. 4 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 suite is a luxurious oasis with a beautiful FEATURE WALL, BLACKOUT BLINDS, 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. The SUNSHINE FILLED BASEMENT offers further space to entertain and unwind in the spacious rec room then easily refill drinks and snacks at the WET BAR. Sharing a wall with the utility room would make it easy to add a stove too for multigenerational living or a summer kitchen. A 5TH BEDROOM and another stylish bathroom complete this level. The sunny WEST-FACING BACKYARD is a private oasis with a MASSIVE DECK that encourages casual barbeques and lazy weekends lounging in the warmer months. An included GAZEBO, GLASS RAILINGS, and CUSTOM PLANTER BOXES add to the allure of this lovely outdoor space. LOW-MAINTENANCE LANDSCAPING further adds to your comfort with virtually no yard work! Additional upgrades include NEW ROOF SHINGLES, NEW SIDING, NEW WINDOWS, NEW LIGHTING, TANKLESS HOT WATER TANK, HIGH-EFFICIENCY FURNACE and much more! Ideally located in the young and family-oriented community of Livingston home to the Livingston hub with gymnasium, indoor basketball courts, outdoor skating rink, splash park, skate park, tennis courts + even a summer farmer's market! This master-planned community also offers over 250 acres of open space, parks, playgrounds & prairies plus an off-leash dog park & a town centre boasting more than one million square feet of offices, services & retail space. Quick access to Stoney & Deerfoot trails + just 15 minutes to the airport make this a very connected + accessible community with everything on your wish list & more! Tankless hot water, blinds and rods, wall mounts for TVs, gazebo. planter boxes, storage peg board in the garage eXp Realty

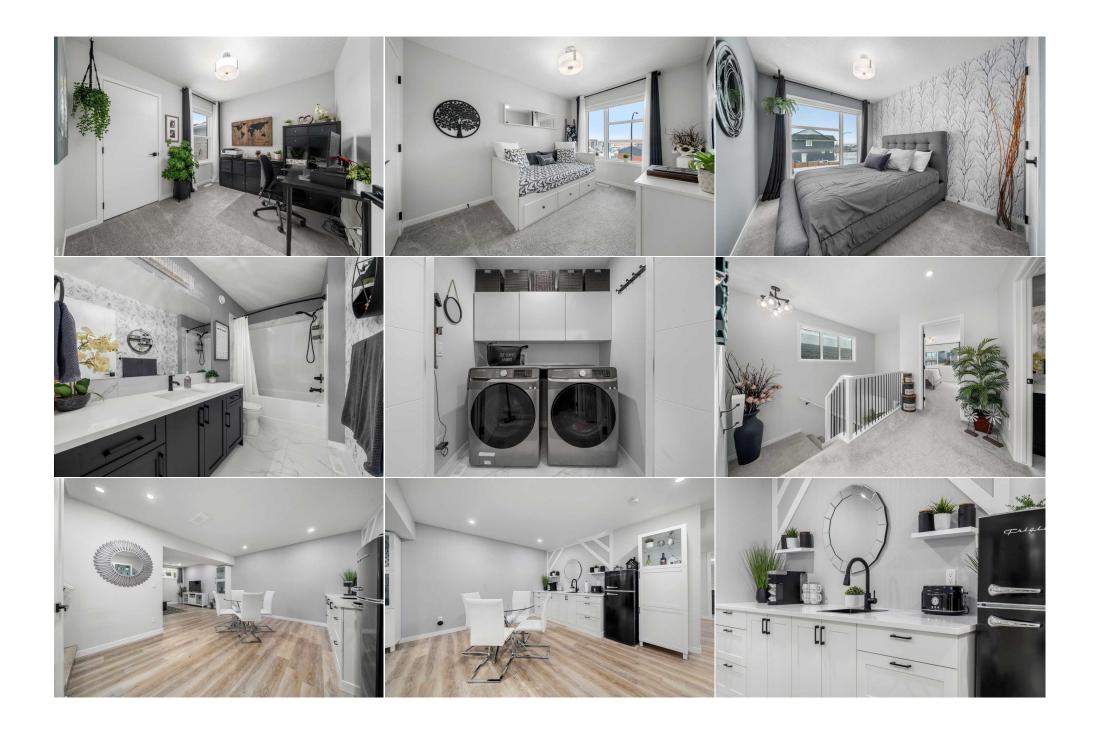
Inclusions:

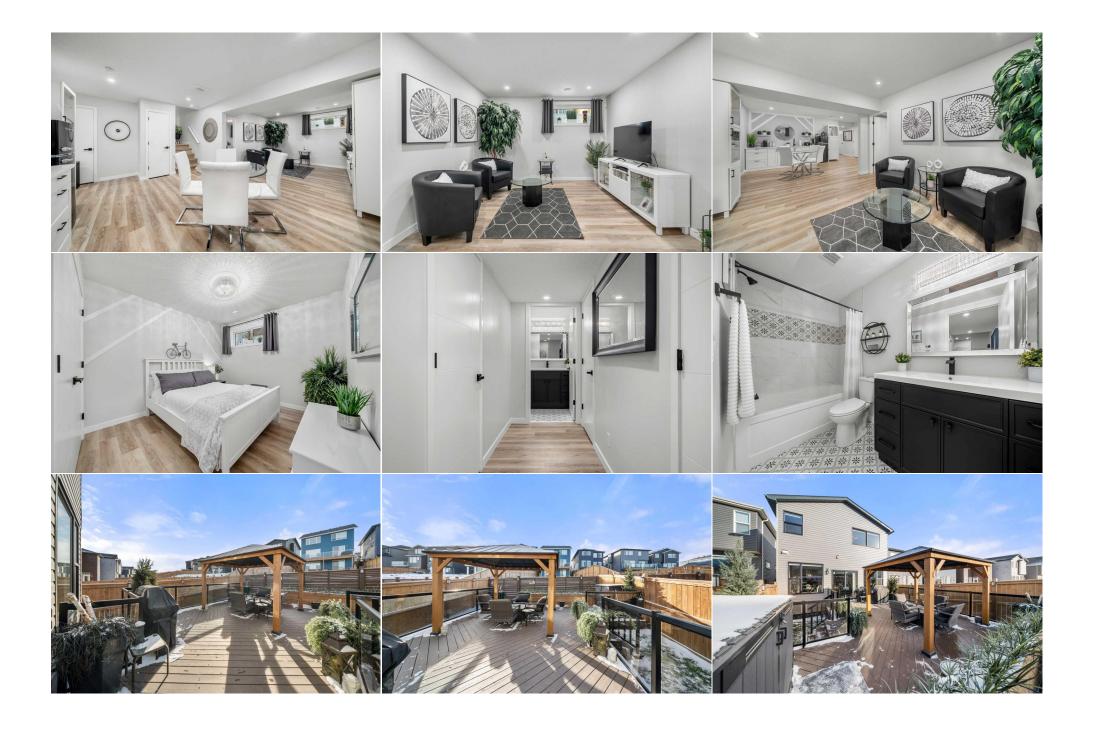
Property Listed By:

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













75 Herron Rise NE, Calgary, AB

Main Floor





75 Herron Rise NE, Calgary, AB

2nd Floor





75 Herron Rise NE, Calgary, AB

