



THE
A-TEAM

**RE/MAX
FIRST**

71 HERRON Street, Calgary T3P1Z1

MLS®#: **A2192489**

Area: **Livingston**

Listing Date: **02/04/25**

List Price: **\$714,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **2,700 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,820**
Low Sqft:
Ttl Sqft: **1,820**

DOM

18
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`7" x 16`10"
Kitchen	Main	14`9" x 9`10"
4pc Bathroom	Main	7`10" x 4`11"
4pc Ensuite bath	Second	8`10" x 4`11"
Bonus Room	Second	100`0" x 13`3"
Bedroom	Second	11`8" x 9`3"

Room	Level	Dimensions
Dining Room	Main	12`2" x 8`8"
Bedroom	Main	11`2" x 91`7"
Bedroom - Primary	Second	12`0" x 13`3"
Laundry	Second	6`9" x 5`4"
4pc Bathroom	Second	7`10" x 4`11"
Bedroom	Second	11`9" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

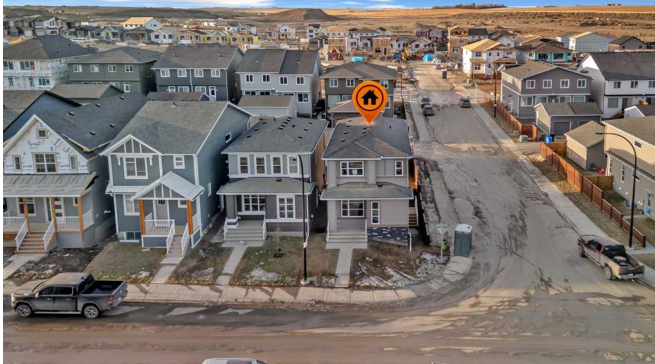
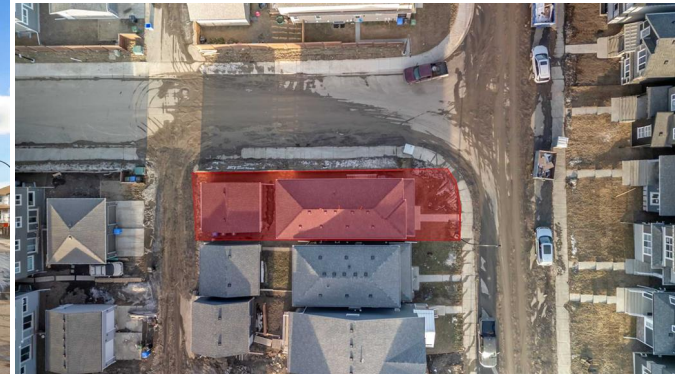
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Remarks

Pub Rmks: **CORNER LOT | MAIN FLOOR BEDROOM & FULL WASHROOM | DOUBLE GARAGE| OVER 1820 SQFT LIVING SPACE | LONG KITCHEN CENTRAL ISLAND | BONUS ROOM| SEPARATE ENTRANCE.** This Beautiful Brand New Home built by Morrison Homes Located on a Quiet Street in the Heart of Livingston with convenient access to restaurants, shopping, amenities, and schools. Upon Entry, the great room is designed with huge south-facing windows to have natural light sweeping throughout the day. The open-style living room invites you to the elegant kitchen filled with trendy selections, a pantry, Quartz countertops and stainless steel appliances and beautiful luxury vinyl plank throughout leading you to a 4PC Bathroom and a Bedroom in the back. Upstairs, you'll find two equally sized secondary bedrooms with their own walk-in closets, bathroom and laundry space, along with a 4 - piece master suite including a walk-in closet. There's also a spacious bonus room at the centre of the house that's roomy enough to host a large sectional sofa and entertainment unit, ideal for family movie nights. This exquisite home comes with a myriad of upgrades including 9 ft. ceiling heights on the main, Upgraded sleek cabinetry, LED pot lights, knock-down ceiling and modern lighting fixtures!

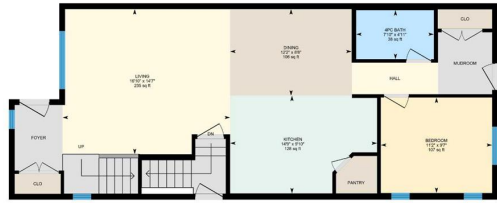
Inclusions:
Property Listed By: **DOOR BELL CAMERA**
Executive Real Estate Services

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



71 Herron St NE, Calgary, AB

Main Floor Exterior Area 914.99 sq ft
Interior Area 834.87 sq ft



PREPARED: 2025/1/30



White regions are excluded from total floor area in GDA/CE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

71 Herron St NE, Calgary, AB

Upper Floor Exterior Area 935.76 sq ft
Interior Area 839.87 sq ft
Excluded Area 10.73 sq ft



PREPARED: 2025/1/30



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