



THE
A-TEAM

**RE/MAX
FIRST**

89 HERRON Common, Calgary T3P 2K9

MLS®#: **A2196213**

Area: **Livingston**

Listing Date: **02/21/25**

List Price: **\$649,900**

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: **2,557 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **978**
Low Sqft:
Ttl Sqft: **978**

DOM

58

Layout

Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	3`10" x 6`1"
Living Room	Main	12`5" x 12`4"
Laundry	Main	3`4" x 3`9"
Bedroom - Primary	Main	10`11" x 9`6"
Bedroom	Main	9`4" x 8`6"
Family Room	Basement	11`6" x 24`7"
Bedroom	Basement	15`4" x 11`11"

Room	Level	Dimensions
Entrance	Main	4`10" x 6`2"
Dining Room	Main	13`3" x 4`0"
Kitchen With Eating Area	Main	11`11" x 9`6"
4pc Ensuite bath	Main	8`2" x 6`4"
4pc Bathroom	Main	7`10" x 4`11"
Bedroom	Basement	11`2" x 12`1"
4pc Bathroom	Basement	4`11" x 8`3"

Storage	Basement	3`3" x 15`3"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-G	
Legal Desc:	2410328		Remarks
Pub Rmks:	Welcome to this brand new cozy bungalow in popular community of Livingston. It features finished basement with 1720 sqft finished area. (978.9 sqft main floor and 741.1 sqft basement), side entrance, quartz counter tops in the kitchen and bathrooms, 9 feet ceiling on the main floor, stainless steel appliances, and vinyl flooring in the living room and kitchen area. Main floor with 2 good size bedrooms, master bedroom with 4 pieces ensuite, bright and large living room, spacious kitchen and eating area, and mud room in the back entrance. Fully finished basement with separated side entrance, large family room, 2 large bedrooms, 1 full bathroom, and large storage area. It closes to playground, shopping, restaurants, and easy access to major roads. Very good for starter home or investment property. ** 89 Herron Common NE **		
Inclusions:	N/A		
Property Listed By:	Century 21 Bravo Realty		

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









