



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 HERRON Mews, Calgary T3P 1Y6**

MLS® #: **A2196426**      Area: **Livingston**      Listing Date: **02/26/25**      List Price: **\$659,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,400 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Alley Access, Parking Pad**

DOM

**0**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey, Attached-Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone, Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Dishwasher, Induction Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 13`10"	Dining Room	Main	7`0" x 13`3"
Kitchen	Main	9`8" x 14`0"	2pc Bathroom	Main	5`6" x 4`11"
Family Room	Second	11`7" x 11`11"	4pc Bathroom	Second	7`11" x 4`11"
Bedroom	Second	8`2" x 11`11"	4pc Ensuite bath	Second	5`9" x 12`3"
Bedroom - Primary	Second	10`11" x 13`0"	Laundry	Second	65`0" x 0`0"
Living Room	Basement	12`8" x 17`2"	Kitchen	Basement	8`9" x 8`10"
4pc Bathroom	Basement	4`11" x 8`10"	Bedroom	Basement	10`9" x 13`0"

Furnace/Utility Room

Basement

6`8" x 9`1"

Bedroom  
Legal/Tax/Financial

Second

9`6" x 11`0"

Title:  
**Fee Simple**  
Legal Desc:

**2211236**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Open House on Saturday (12-3pm). Welcome to this meticulously crafted, semi-detached home in the dynamic, family-friendly community of Livingston. Built in 2022, this nearly 2300 sqft living space residence offers 4 spacious bedrooms, 3.5 baths, and high-end finishes throughout. Ideal for families, first-time buyers, or discerning investors, this home also features a legal basement suite already rented which is a fantastic income opportunity. At the entry, a warm, inviting living room sets the tone, while the kitchen and dining area at the rear showcase built-in appliances and premium upgrades, perfect for entertaining and everyday living. Upstairs, a versatile bonus room provides additional space for relaxation, a play area, or a home office. Livingston residents enjoy exclusive access to The Hub—an award-winning, state-of-the-art community center featuring a splash park, gymnasiums, sports courts, fitness and art programs, soccer fields, scenic parks, pathways, and community ice rinks. Beyond the community, Livingston's prime location near Stoney Trail ensures easy access to shopping, dining, and nature blending convenience with a true sense of community. Don't miss your opportunity to own this exceptional home in one of Calgary's most exciting new neighbourhoods!**

Inclusions:  
Property Listed By: **None**  
**RE/MAX First**

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









