



THE
A-TEAM

**RE/MAX
FIRST**

71 HERRON Street, Calgary T3P1Z1

MLS® #: **A2201027**

Area: **Livingston**

Listing Date: **03/10/25**

List Price: **\$694,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 21-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **2,734 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,820**
Low Sqft:
Ttl Sqft: **1,820**

DOM

42
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Interior Lot,No Neighbours Behind**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer**
Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|---------------|------------------------|--------------------------|---------------|-----------------------|
| Living Room | Main | 52`10" x 48`3" | Dining Room | Main | 40`0" x 28`10" |
| Kitchen | Main | 48`11" x 29`10" | 4pc Bathroom | Main | 23`4" x 13`6" |
| Bedroom | Main | 36`9" x 31`10" | Bedroom - Primary | Second | 43`8" x 39`4" |
| 4pc Ensuite bath | Second | 26`7" x 13`6" | Laundry | Second | 22`8" x 17`9" |
| Bonus Room | Second | 32`10" x 43`8" | 4pc Bathroom | Second | 23`4" x 13`6" |
| Bedroom | Second | 38`9" x 30`6" | Bedroom | Second | 39`0" x 30`6" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211693

Zoning:
R-G

Remarks

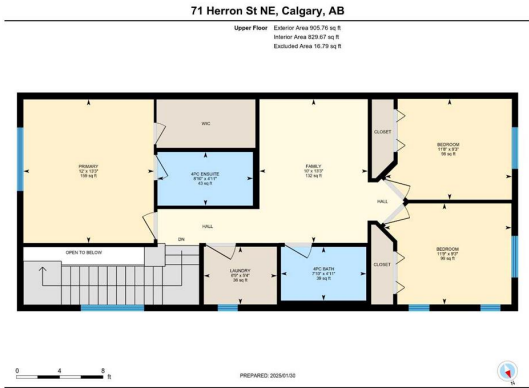
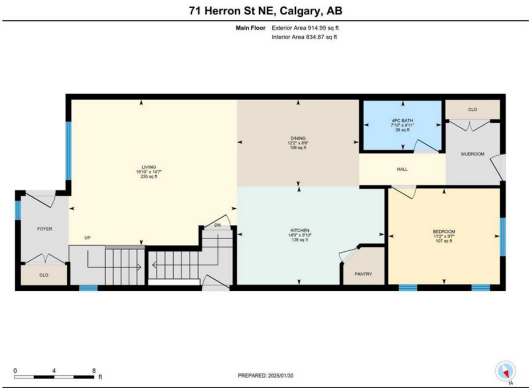
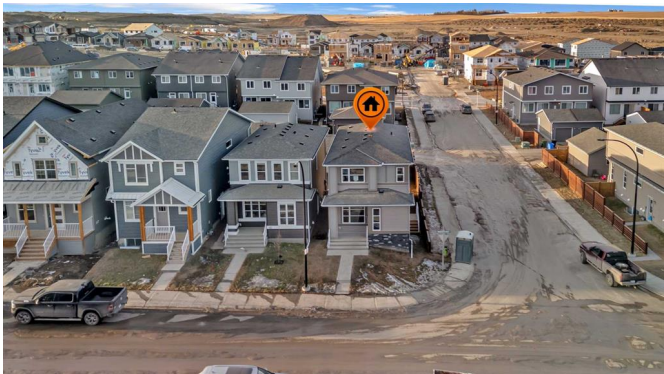
Pub Rmks:

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, 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! Disclosure: Some of the pictures in the listing has been virtually staged.

Inclusions:
Property Listed By:

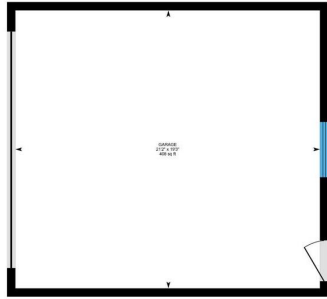
none
Executive Real Estate Services

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



71 Herron St NE, Calgary, AB

Detached Garage Excluded Area 407.54 sq ft



0 2 4

PREPARED: 2024/01/02

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

