

# \$699,999 - 322 Herron Mews Ne, Calgary

MLS® #A2204274

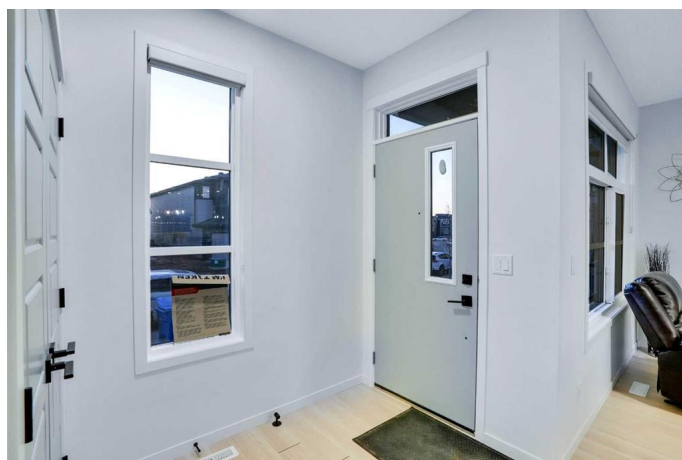
**\$699,999**

4 Bedroom, 4.00 Bathroom, 1,521 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome to this beautiful 4-bedroom home, ideally located in the highly sought-after Livingston community. This well-maintained property offers the perfect blend of comfort and functionality. Enjoy an open-concept layout with spacious living areas, ideal for both relaxation and entertaining. The kitchen is a true highlight, featuring modern appliances and plenty of counter space. Upstairs, youâ€™ll find three generous-sized bedrooms, including a master suite with a walk-in closet and ensuite with double vanity. The 2 additional bedrooms and full bathroom are perfect for children or guests. The all weather wood deck offers perfect outdoor space for relaxation or entertainment. The fully developed one bedroom walkout legal suite is a mortgage helper with separate entrance and separate laundry and kitchen. This home is located in the award winning community of New North with access to fantastic amenities (the Livingston Hub), green spaces and vibrant neighborhood atmosphere. Don't miss the chance to own this gem in Livingston-schedule your private showing today!



Built in 2024

## Essential Information

MLS® #                   A2204274

Price                     \$699,999

Bedrooms             4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,521
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	322 Herron Mews Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Y6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Metal Siding, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	35
Zoning	R-G
HOA Fees	425
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Coldwell Banker YAD Realty
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