

# \$689,999 - 71 Herron Street Ne, Calgary

MLS® #A2215255

**\$689,999**

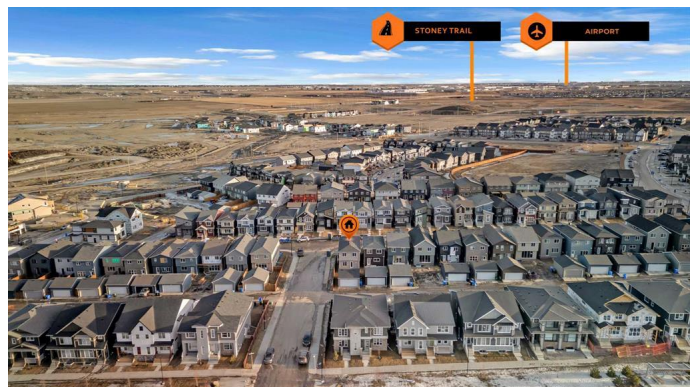
4 Bedroom, 3.00 Bathroom, 1,821 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

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, youâ€™ll find two equally sized secondary bedrooms, bathroom and laundry space, along with a 4 - piece master suite including a walk-in closet. Thereâ€™s also a spacious bonus room at the centre of the house thatâ€™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.

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215255    |
| Price          | \$689,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,821       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 71 Herron Street Ne |
| Subdivision | Livingston          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P1Z1              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer                                                                   |
| Heating           | Forced Air                                                                                                                                             |
| Cooling           | None                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                                       |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Playground                                                   |
| Lot Description   | Back Lane, Corner Lot, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 7                |
| Zoning         | R-G              |
| HOA Fees       | 467              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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