

# \$699,900 - 55 Herron Rise Ne, Calgary

MLS® #A2084992

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,890 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

The 'Rundle' is a brand new home built by award winning Brookfield Residential and located in one of Calgary's newest growing communities - Livingston! Featuring nearly 1,900 square feet of living space over the top two levels, this 3 bedroom, 2.5 bathroom home is complete with two living areas, an open concept main level, a double attached garage and an expansive basement with ample space for a fourth bedroom, living area, full bathroom and storage! The bright and open main level features a corner kitchen with an island that opens to both the living and dining areas. The kitchen is complete with warm two-tone cabinetry with timeless white perimeter cabinets and a wood-tone accent island. Quartz countertops, black fixtures and hardware, including a silgranite® sink and a suite of stainless steel appliances complete the kitchen. The main living room has a central electric fireplace and a wall of windows overlooking the backyard. Sliding patio doors lead from the dining area to the yard - making the perfect space for entertaining and cooking. A 2 pc powder room and expansive mudroom with walk-through pantry complete the main level. The upper level is equipped with a central bonus room that separates the primary suite from the secondary bedrooms. The primary bedroom is a true oasis complete with a 5 pc ensuite with soaker tub, walk-in shower, private water closet and large walk-in closet with direct access to laundry! Two more bedrooms, a full 4 pc bathroom and laundry



room complete the upper level. Open spindle railing and an open-to-below design allows for natural light to flow through this beautiful home all day long. This home is fully move-in ready and includes full builder warranty as well as Alberta New Home Warranty!Â \*Please note: photos are from a show home model and are not an exact representation of the property for sale.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2084992    |
| Price          | \$699,900   |
| Sold Price     | \$687,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,890       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 55 Herron Rise Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P 1X9           |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 4     |

Parking Double Garage Attached

## Interior

Interior Features Built-in Features, High Ceiling, Hardwood Floors, Open Floor Plan, Walk-In Closet(s), Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Other

Lot Description Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 4th, 2023

Date Sold November 10th, 2023

Days on Market 37

Zoning R-G

HOA Fees 1.00

HOA Fees Freq. ANN

## Listing Details

Listing Office CHARLES

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