

# \$779,900 - 361 Herron Mews Ne, Calgary

MLS® #A2085792

**\$779,900**

3 Bedroom, 3.00 Bathroom, 2,256 sqft  
Residential on 0.11 Acres

Livingston, Calgary, Alberta

Unique opportunity to own a new construction home with a TRIPLE CAR GARAGE and MOVE IN THIS FALL. Welcome to the Claresholm SSY 24 in the bustling new community of Livingston in north Calgary. This beautiful home features a triple attached garage, 4 bedrooms and is situated on a coveted corner lot which means it won't last long on the market. In addition to the 4 bedrooms, this home also features an open concept main floor with an oversized kitchen island that is ideal for entertaining. The upper floor includes a central bonus room which separates the primary retreat from the additional bedrooms. Cedarglen Homes' Design Consultants have chosen modern, cool-toned interior selections that are sure to impress. Future homeowners will be provided with an appliance allowance from Cedarglen Homes to go & select their own appliances prior to moving in. \*Photos are from a showhome with similar layout, & do not reflect the property for sale directly.

Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2085792  |
| Price      | \$779,900 |
| Sold Price | \$760,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,256       |
| Acres          | 0.11        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 361 Herron Mews Ne |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T4B3P6             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s) |
| Appliances        | None                                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Electric, Insert                                                                                            |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 5th, 2023   |
| Date Sold      | November 16th, 2023 |
| Days on Market | 37                  |
| Zoning         | TBD                 |
| HOA Fees       | 450.00              |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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