

\$744,117 - 317 Herron Mews Ne, Calgary

MLS® #A2097690

\$744,117

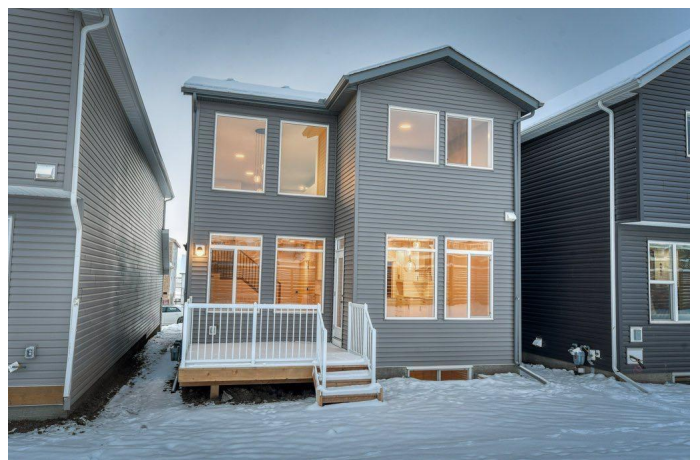
3 Bedroom, 3.00 Bathroom, 1,909 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to this beautiful, brand new, 1909 square foot, two-story home located on a quiet side street in the highly sought-after neighborhood of Livingston. This house offers 3 bedrooms and 2.5 bathrooms PLUS a main floor den and a large mudroom with a walk through pantry. Generous living space on 2 levels with an EXTERIOR SIDE ENTRY to an unspoiled basement, perfect for future development—perhaps a mortgage helper. This open living plan features a modern fireplace with a natural wood shelf and is showcased by the high ceilings, open to above and complimentary to the wood capped, wrought iron railing headed up to the bonus room. The gourmet kitchen is styled in classic shades of white complete with stainless steel appliances (gas stove, french door fridge, dishwasher, built in wall microwave) quartz countertops, a large east up island. Plenty of space for your family to enjoy!

The primary suite is a true retreat, containing a large walk-in closet, a luxurious ensuite bathroom with a soaking tub and custom tile shower, encased in glass and dual vanities. The remaining bedrooms are generously sized and share a well-appointed bathroom. The laundry and a bonus room are also conveniently located upstairs. Don't miss out on this opportunity to own a brand new home with the ultimate floorplan in a fantastic location. Schedule a viewing today!



Built in 2023

Essential Information

MLS® #	A2097690
Price	\$744,117
Sold Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,909
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	317 Herron Mews Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Y6

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Zero Lot Line
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 12th, 2023
Date Sold	March 11th, 2024
Days on Market	89
Zoning	R-G
HOA Fees	449.40
HOA Fees Freq.	ANN

Listing Details

Listing Office	ALLY REALTY
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