

\$739,900 - 67 Herron Rise Ne, Calgary

MLS® #A2107992

\$739,900

3 Bedroom, 3.00 Bathroom, 1,844 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

This stunning 2-storey Mid Century Modern home is located in the desirable Community of Livingston. This home is a perfect mix of functionality and elegance, and is a beautiful retreat for your family. As you enter into the foyer, you're greeted by a cozy yet elegant living room, perfect for entertaining. The main floor boasts a modern state of the art kitchen with a big convenient kitchen island, and stainless steel Appliances. The open dining area offers an ease for hosting gatherings, and beautiful 2pc bathroom ensures convenience for guests. On the upper level, you'll discover a luxurious primary bedroom featuring a 5pc ensuite bathroom with double vanities and a huge walk-in closet, for your comfort and privacy. Two more spacious bedrooms provide ample space and are serviced by an elegant 4pc bathroom. A spacious bonus room on this level offers an ideal space for entertainment, and the upper floor laundry room is an added convenience. The basement has separate entrance, a 9ft ceiling and is waiting for your artistic touch. This exceptional home is complete with a double attached garage, for your vehicles and additional storage space. Livingston is number 1 sort after community of Calgary, close to all amenities, parks, and all major transportation routes. Livingston is known for its amenities and family-friendly environment. There are parks, green spaces, and walking pathways, for outdoor adventures. The community's prime location is close to schools,



shopping and restaurants, This elegant home offers a contemporary lifestyle for your family, Don't miss the chance to live your dream . book your showing today to feel this modern elegance.

Built in 2023

Essential Information

MLS® #	A2107992
Price	\$739,900
Sold Price	\$732,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,844
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	67 Herron Rise Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1X9

Amenities

Amenities	Playground, Recreation Facility
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz
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	Counters, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 21st, 2024
Days on Market	35
Zoning	R-G
HOA Fees	430.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
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