

\$839,900 - 301 Herron Mews Ne, Calgary

MLS® #A2113569

\$839,900

5 Bedroom, 4.00 Bathroom, 2,297 sqft
Residential on 0.10 Acres

Livingston, Calgary, Alberta

Welcome to your future home in the incredible community of Livingston! This brand new home is the Clairmont 24 model by award winning builder, Cedarglen Homes. It offers loads of upgrades including a SEPARATE ENTRANCE, main floor bedroom, finished basement & more! As you step inside, you'll be greeted by sleek interior finishings including luxury vinyl plank flooring, 8" doors, 9" knockdown ceilings, and tons of natural light. The heart of this home is undoubtedly the L-shaped kitchen boasting quartz countertops, a large walk in pantry, gas line to the stove & water line to the fridge. An appliance allowance of \$7000 will be provided so you can choose your dream appliances at the builder's supplier! The large dining and great room areas adjacent to the kitchen will be perfect for entertaining and offer incredible lighting w/ the large sliding patio door & windows along the back of the house. The main floor also has a great sized bedroom w/ walk-in closet, a full 3pc bath w/ walk-in shower, & mudroom area. Upstairs, the central bonus room becomes the focal point for entertainment & relaxation. The built-in desk area adds a practical touch - perfect for a study space. The primary suite, located at the back of the house, features a 5-piece ensuite with quartz counters, a soaker tub, a walk-in shower, & a massive walk-in closet. The closet connects to the laundry room for extra convenience and offers linen storage as well. Two additional bedrooms and a full 5pc



bathroom bathroom w/ double sinks completes this level. Head to the finished basement to find a large rec room, 5th bedroom w/ walk in closet, and full bathroom - don't forget about the separate entrance making this the perfect space for extended family. Other important features include the double attached garage, west facing backyard & you'll receive a landscaping credit of \$2500 to ensure your outdoor space is as beautiful as the interior. You will fall in love with the community of Livingston and everything it has to offer - the HOA facility has tennis courts, skating rinks, playgrounds, basketball court, water spray park, ping pong tables & more! Plus there are endless walking/bike paths, an off leash dog park, and a bike pump track to enjoy. As the community continues to develop, there will be lots of schools, businesses and shopping making it a super convenient place to live! Book your showing today & step into the exceptional lifestyle awaiting you in Livingston! *Photos are from a different property that is completed - same model, different finishings. Please see last photo for interior selections of this home*

Built in 2024

Essential Information

MLS® #	A2113569
Price	\$839,900
Sold Price	\$825,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,297
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	301 Herron Mews Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Y6

Amenities

Amenities	Clubhouse, Dog Park, Game Court Interior, Party Room, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front

Interior

Interior Features	Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	See Remarks
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Interior Lot, Pie Shaped Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2024
Date Sold	March 20th, 2024
Days on Market	9
Zoning	R-G
HOA Fees	467.25

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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