

\$749,800 - 145 Herron Rise Ne, Calgary

MLS® #A2117949

\$749,800

3 Bedroom, 3.00 Bathroom, 1,810 sqft

Residential on 0.08 Acres

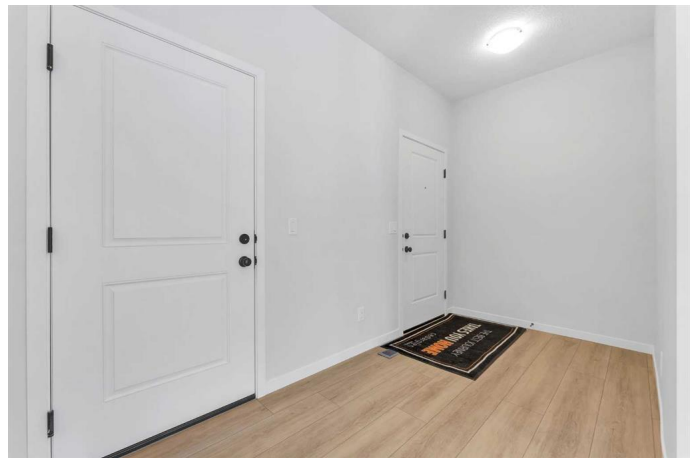
Livingston, Calgary, Alberta

BRAND NEW HOME | 3
BEDROOMS+BONUS ROOM | GREEN
SPACE NEARBY | SIDE ENTRANCE TO
BASEMENT | Welcome to your dream home in
the heart of a vibrant community! This stunning
2-storey residence, meticulously crafted by
Cedarglen Homes, offers a perfect blend of
modern convenience and timeless elegance.

As you step inside, you'll be greeted by
upgraded windows that flood the space with
natural light, creating a warm and inviting
atmosphere throughout. No detail has been
spared with the inclusion of Lutron switches,
ensuring effortless control over the WiFi lights
and garage functionality.

Step into culinary excellence in the gourmet
kitchen, where sleek quartz countertops,
high-end appliances, and ample storage space
await your culinary creations. Whether you're a
seasoned chef or just enjoy preparing meals
for loved ones, this kitchen is sure to inspire
your culinary adventures.

Adjacent to the kitchen is a spacious dining
area, perfect for hosting intimate gatherings or
festive feasts with family and friends. With its
open-concept design, the dining area
seamlessly flows into the inviting living room,
where oversized windows frame picturesque
views of the surrounding greenery, creating a
serene backdrop for cozy evenings by the
fireplace or lively conversations with guests.



Together, the gourmet kitchen, dining area, and living room form the heart of this home, offering the ideal setting for everyday living and entertaining alike. Whether you're enjoying a quiet meal with loved ones or hosting a lively dinner party, this space is sure to leave a lasting impression on all who enter.

Inside, the layout is thoughtfully designed with three bedrooms, including a luxurious ensuite bath, ensuring your own personal sanctuary. The unfinished basement with a separate entrance offers endless potential, whether you envision creating a rental suite for additional income or a recreational space tailored to your lifestyle needs (city approval required).

For those who appreciate sustainability, this home boasts eco-friendly features such as a tankless water heater, minimizing energy consumption while maximizing comfort. Additionally, the electrical panel is equipped with a 200-amp capacity, paving the way for legal basement development possibilities (city approval required).

Imagine unwinding in your spacious backyard oasis, complete with lush greenery and a southwest exposure, perfect for enjoying those sun-soaked afternoons and tranquil evenings. With green space just steps away, you'll have ample opportunities to connect with nature and enjoy outdoor activities.

This home is not just a place to live but a reflection of your aspirations and desires. Don't miss the opportunity to make it yours and start creating unforgettable memories in this remarkable abode. Schedule your viewing today and experience the epitome of modern living!

Built in 2024

Essential Information

MLS® #	A2117949
Price	\$749,800
Sold Price	\$737,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,810
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	145 Herron Rise Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2G2

Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	June 28th, 2024
Days on Market	92
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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