

\$819,900 - 285 Herron Mews Ne, Calgary

MLS® #A2154057

\$819,900

4 Bedroom, 3.00 Bathroom, 2,270 sqft

Residential on 0.11 Acres

Livingston, Calgary, Alberta

Welcome to your future home in the incredible community of Livingston! This brand new home is the Longview 24 model by award winning builder, Cedarglen Homes. It offers loads of upgrades including a SEPARATE ENTRANCE, main floor bedroom, working kitchen & more! As you step inside, you'll be greeted by sleek interior finishings including luxury vinyl plank flooring, 8" doors, 9" knockdown ceilings, & tons of natural light. The heart of this home is undoubtedly the stunning kitchen boasting quartz countertops, loads of cabinetry space, large island, a working kitchen for extra prep space, gas line for the range & water line to the fridge. An appliance allowance of \$8600 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 bedroom, a full 3pc bath w/ walk-in shower, & mudroom area. Upstairs, the central bonus room becomes the focal point for entertainment & relaxation. 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. There are two additional bedrooms - both equipped with w/ closets and a full 5pc bathroom w/ double sinks. The laundry room is upstairs for extra convenience and offers linen storage as



well. The basement is undeveloped but offers a separate entrance and large windows! Other important features include the double attached garage, south facing backyard & youâ€™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 different properties that are completed - similar models, different finishings. Please see last photo for interior selections of this home*

Built in 2024

Essential Information

MLS® #	A2154057
Price	\$819,900
Sold Price	\$819,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,270
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	285 Herron Mews Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Y6

Amenities

Amenities	Clubhouse, Dog Park, Game Court Interior, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)
Appliances	Garage Control(s), See Remarks
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

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

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 14th, 2024
Days on Market	13
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office Royal LePage Benchmark

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