

**51 Herron Street NE  
Calgary, Alberta**

**MLS # A2278603**



# \$624,900

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,778 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Paved,		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

**\*\* Great Value - \$80K in upgrades - list available \*\* Side Entry \*\* Double Garage \*\* 1777+ Sq Ft \*\* 4 Bedroom home \*\* Immaculately maintained, almost brand new, bright and open plan. Modern design 2-story home in the heart of the vibrant Livingston community. Located on a fully paved lane with well-maintained double garages, offering a clean and organized rear access rarely found. GOURMET KITCHEN - CHEF'S DELIGHT! Custom features include upgraded classic wood-style cabinet doors, an efficient family-approved layout with stainless steel appliances (including a smooth-top stove), a glass panel front fridge, a central island with a flush eating bar, an undermount black granite sink, quartz countertops, custom full-height backsplash tile, and a stainless steel hood fan. The spacious dining room and great room bookend the open design, all of which feature 9-foot ceilings. The larger floor plan features a front main floor bedroom/office/den, an oversized front foyer, a back mudroom, a staircase with railings, and a landing. Super bright design!! All flooring is upgraded with wide-plank LVP hardwood flooring on the main floor and tile floors in the upper bathrooms- no carpet! BONUS: The upstairs bonus room is perfect for a home office, spare bedroom, or extra TV room. Three generously sized bedrooms & 2.5 bathrooms. NOTE: The primary bedroom features a private 3-piece en-suite with an upgraded sink basin, quartz countertops, and a spacious walk-in tiled shower with glass doors. Other upgrades include custom window coverings, an unspoiled basement with high 9' ceilings, side entry, oversized windows, a rough-in bathroom, and a 22' x 22' double-car garage with room for extra street parking out front. Excellent curb appeal with a covered front porch, fully landscaped with a walkway and fencing, all complete. Available for a 30/60 day possession date.**

Please feel free to call your friendly REALTOR(R) to view.