

51 Herron Street NE
Calgary, Alberta

MLS # A2278603



\$624,900

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

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