



317 Herron Mews Calgary Alberta

\$744,117

Welcome to this beautiful, brand new, 1909 square foot, two-story home located on a quiet side street in the highly sought-after neighborhood of Livingston. This house offers 3 bedrooms and 2.5 bathrooms PLUS a main floor den and a large mudroom with a walk through pantry. Generous living space on 2 levels with an EXTERIOR SIDE ENTRY to an unspoiled basement, perfect for future development...perhaps a mortgage helper. This open living plan features a modern fireplace with a natural wood shelf and is showcased by the high ceilings, open to above and complimentary to the wood capped, wrought iron railing headed up to the bonus room. The gourmet kitchen is styled in classic shades of white complete with stainless steel appliances (gas stove, french door fridge, dishwasher, built in wall microwave) quartz countertops, a large east up island. Plenty of space for your family to enjoy! The primary suite is a true retreat, containing a large walk-in closet, a luxurious ensuite bathroom with a soaking tub and custom tile shower, encased in glass and dual vanities. The remaining bedrooms are generously sized and share a well-appointed bathroom. The laundry and a bonus room are also conveniently located upstairs. Don't miss out on this opportunity to own a brand new home with the ultimate floorplan in a fantastic location. Schedule a viewing today! (id:6769)

2pc Bathroom .00 Ft x .00 Ft

Den 9.00 Ft x 9.25 Ft

Dining room 11.92 Ft x 8.92 Ft

Living room 12.25 Ft x 13.67 Ft

Kitchen 10.67 Ft x 12.42 Ft

Foyer 8.58 Ft x 7.00 Ft

Other 8.58 Ft x 8.92 Ft

Primary Bedroom 11.83 Ft x 13.50 Ft

Bedroom 8.83 Ft x 13.42 Ft

Bedroom 8.83 Ft x 11.25 Ft

Bonus Room 14.08 Ft x 13.17 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 5.25 Ft x 6.33 Ft

Listing Presented By:



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