



30 Herron Street Calgary Alberta

\$739,900

Welcome to this stunning and modern look fully loaded house with open floor concept. This house is located in the great community of Livingston with easy access to all amenities. Easy access to Stoney trail and Deerfoot trail through 11st NE. Located very near to all shopping facilities like cross iron mills, Beconhill shopping centre, Panorama hills and lot more. This is a brand new home never occupied and built in 2025. This is built on a walk out lot with great views of downtown and country side from the bedrooms. This lovely home greets you to a massive living room with west facing. Opposite to living room there is decent sized office space with table and drawers ideal for work from home options or kids study area. Just after the living rooms comes with a huge dining room slightly separated from living room but open to the kitchen. Once you enter the kitchen its a mix of modern finishes and great in functionality. Full height cabinets, island with breakfast nook, built-in microwave, chimney hoodfan, all stainless appliances, ample storage, dark granite sink, faucet matching the sink colour, pantry, quartz counters, pot lights are few highlights of this modern kitchen. There is a mud room just after the kitchen and a powder room adjacent to it. Mudroom comes with a bench and coat hangers for you convenience. The rear door from mudroom leads to a 10x10 deck with aluminum railing and stairs to the backyard which is rare in kind houses. Going upstairs, there is wide stairs with iron spindle railings and 3 pocket windows with ample natural light. Upstairs you will find huge master bedroom with great views through the window, 4 pc ensuite with double vanity and standing shower. Also this master bedroom comes with walking closet. Just after the master bed on the hall way there is decent sized laundry room with ample storage space and a 4 pc bathroom. On front side of the house there another 2 h...

Bedroom 11.58 Ft x 12.25 Ft

Furnace 7.08 Ft x 11.58 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Living room/Dining room 14.00 Ft x 9.33 Ft

Kitchen 12.92 Ft x 5.58 Ft

Bedroom 12.58 Ft x 9.08 Ft

Kitchen 13.00 Ft x 16.33 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Primary Bedroom 12.75 Ft x 16.83 Ft

4pc Bathroom 5.67 Ft x 11.92 Ft

Laundry room 9.08 Ft x 5.33 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Living room 12.75 Ft x 14.25 Ft

Office 5.75 Ft x 4.92 Ft

Dining room 14.00 Ft x 12.33 Ft

Bedroom 9.42 Ft x 12.08 Ft

Bedroom 9.08 Ft x 14.50 Ft