



# 102 Herron Street Calgary Alberta

\$699,888

BRAND NEW 2024 BUILT | CORNER OVERSIZE LOT | SEPARATE SIDE ENTRANCE | SUNSHINE BASEMENT |

ALBERTA NEW HOME WARRANTY | MAIN FLOOR BEDROOM

Step into a brand-new world of contemporary comfort with this never-before-occupied detached home, built in 2024, nestled in the vibrant and growing community of Livingston. Imagine living in a space where every detail has been thoughtfully designed to enhance your lifestyle. As you enter, you're greeted by a sunlit, open-concept living room, with large windows that flood the space with natural light, creating the perfect environment for both relaxing and entertaining.

Whether you're unwinding after a long day or hosting friends and family, this welcoming space will become the heart of your home. The seamless flow continues into the sleek two-tone kitchen, tucked to the side but still very much a focal point of the home. A stunning island invites you to gather around, while the modern, high-end stainless steel appliances make meal prep both effortless and enjoyable. The spacious dining room, just off the kitchen, awaits your dinner parties and special celebrations, providing the ideal setting for making lasting memories. Convenience is key in this home, with a bedroom located on the main floor--perfect for guests or those who prefer single-level living. A full bathroom on the main floor adds to the comfort and ease of your day-to-day routine. As you head upstairs, you'll be greeted by a fantastic family room, ideal for unwinding after a busy day or enjoying movie nights. Two generously sized bedrooms share a stylish 4-piece bathroom, providing the perfect setup for family or guests. The dedicated laundry room adds a touch of practicality, keeping chores out of sight but within easy reach. The primary bedroom is a true retreat, featuring a spacious walk-in closet and a luxurious ensuite bathroom--your personal sanctuary to relax and re...

4pc Bathroom 4.92 Ft x 7.92 Ft

Bedroom 9.67 Ft x 11.33 Ft

Dining room 8.92 Ft x 16.17 Ft

Kitchen 9.75 Ft x 18.33 Ft

Living room 18.67 Ft x 12.75 Ft

3pc Bathroom 4.92 Ft x 9.00 Ft

4pc Bathroom 5.33 Ft x 7.83 Ft

Bedroom 9.33 Ft x 11.75 Ft

Bedroom 9.33 Ft x 11.67 Ft

Family room 13.33 Ft x 13.42 Ft

Laundry room 5.33 Ft x 6.75 Ft

Primary Bedroom 13.42 Ft x 11.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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