



119 Herron Street Calgary Alberta

\$730,000

Welcome to Your Dream Home in Livingston! Built by Cedarglen Homes, this stunning detached home offers 1,843 sq. ft. above grade plus a fully finished 810 sq. ft. legal basement suite with separate entrance, providing a total of nearly 2,700 sq. ft. of living space. Perfect for families or investors, this property sits on a total of 2,950 sq. ft. landscaped lot. Step inside and be greeted by a bright, open-concept main floor featuring - A dedicated office space perfect for working from home, convenient mudroom and two closets for easy storage, Spacious living and dining areas designed for family gatherings, a chef-inspired kitchen with full-height textured melamine cabinetry, quartz countertops, large island, walk-in pantry, and premium stainless steel appliances (Samsung French-door fridge, electric range, wall-mounted hood fan, and microwave). Upstairs, you'll find a cozy family room, two generous secondary bedrooms, a full bathroom, laundry room, and a luxurious primary suite with a 4-piece ensuite featuring double vanity and a walk-in closet. The fully finished legal basement suite is a standout feature -- perfect for multi-generational living or rental income. With its own mechanical system, full kitchen with pantry, living/dining area, two large bedrooms, full bathroom, and in-suite laundry, this suite has been a proven income generator, earning \$1,800-\$2,400/month on Airbnb and VRBO in the spring and summer months (even higher during Calgary Stampede month!). Additional highlights of the property includes - Central Air-Conditioning for the summer months and heat pump, motorised window blinds, black out shades, curtains for convenience, durable vinyl plank flooring on the main level and basement suite, and cozy carpets upstairs. BONUS: Select furniture and electronics are available for purchase separately from the listing price. Located just 12 minutes to YY...

4pc Bathroom 5.75 Ft x 8.00 Ft
 4pc Bathroom 5.50 Ft x 12.25 Ft
 Bedroom 9.58 Ft x 10.25 Ft
 Bedroom 9.08 Ft x 14.67 Ft
 Family room 12.92 Ft x 11.33 Ft
 Laundry room 5.75 Ft x 6.92 Ft

Bedroom 10.50 Ft x 13.92 Ft
 Kitchen 5.33 Ft x 15.08 Ft
 Living room 12.50 Ft x 13.17 Ft
 Furnace 6.83 Ft x 15.67 Ft
 2pc Bathroom 5.08 Ft x 5.17 Ft
 Dining room 7.42 Ft x 9.75 Ft

Listing Presented By:



Originally Listed by:
 Real Broker

<http://www.richardamatokwu.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141
 darylcarlson@shaw.ca

Primary Bedroom 13.17 Ft x 12.25 Ft

3pc Bathroom 5.08 Ft x 8.00 Ft

Bedroom 12.08 Ft x 9.92 Ft

Kitchen 11.08 Ft x 18.17 Ft

Living room 12.00 Ft x 12.67 Ft

Office 13.50 Ft x 9.00 Ft