

## 34 Herron Common NE Calgary, Alberta

**MLS # A2257737**


# \$659,900

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                            |               |                  |
| <b>Type:</b>     | Residential/House                     |               |                  |
| <b>Style:</b>    | 2 Storey                              |               |                  |
| <b>Size:</b>     | 1,831 sq.ft.                          | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                  |

|                    |                                           |                   |     |
|--------------------|-------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -   |

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Appliance allowance of \$5975 to be used at the Builder's Supplier.

From the very first step inside, this stunning brand new home in Livingston feels like it was built not just to live in - but to fall in love with. It's warm, it's modern, and it's ready for you today. The main floor draws you in with its soft grey-brown luxury vinyl plank floors, setting a timeless foundation for every moment, from your child's first steps to late-night gatherings with friends. The kitchen is more than just a place to cook - it's the heart of the home. Cream coloured cabinetry makes mornings feel fresh, while the greige island invites everyone to gather around. Quartz countertops sparkle beneath soft light, and the classic square style subway tile backsplash adds just the right touch of crisp modernity. With a spacious pantry tucked away, every dinner party, holiday meal, and weeknight dinner feels effortless. The open flow into the dining and great room means you'll never miss a laugh or story, while the flex room adapts to the rhythm of your life - a playroom today, a guest suite tomorrow, or the dream office you've always wanted. Step out to the deck on summer evenings for barbecues that stretch late into the night, or breeze through the mudroom's built-in bench and hooks, keeping the chaos of everyday life beautifully organized. Upstairs, the home opens into a central bonus room - perfect for cozy movie nights or Saturday morning Lego marathons. Retreat to the primary suite, where soft taupe carpet underfoot and a spa-inspired ensuite with dual sinks, polished quartz, and a spacious shower create a space that feels like a boutique hotel, only better - because it's yours. Two additional bedrooms, a full bath, and a dedicated laundry room keep everyone comfortable, connected, and cared for. The unfinished basement is waiting for you to get creative with the development. This home comes with a double detached

garage to keep your car warm all winter! Beyond your front door lies Livingston, one of Calgary's most exciting communities. The Hub, a 35,000 sq ft residents' facility, brings neighbours together with a skating rink in winter, water park in summer, gymnasium, tennis courts, and endless opportunities to play and connect. With parks, pathways, schools, and quick access to Stoney Trail, Livingston makes it easy to live the kind of life you've been waiting for. And here's the best part - this home is move-in ready today. No waiting. No delays. Just the keys in your hand, a \$5975 appliance allowance to choose the perfect appliances to match your lifestyle, and a \$2,000 landscaping credit to design the outdoor space you've dreamed of. Backed by a full New Home Warranty, this is not just a house - it's the start of your next chapter. Why wait? The lifestyle you've imagined is here. All that's missing is you.