

# \$699,999 - 322 Herron Mews Ne, Calgary

MLS® #A2204274

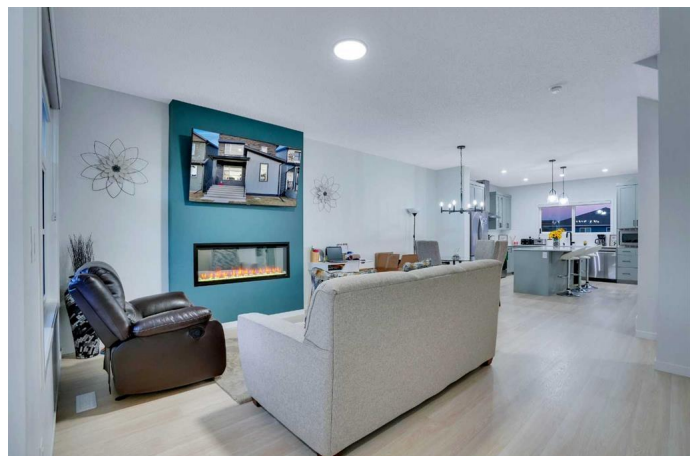
**\$699,999**

4 Bedroom, 4.00 Bathroom, 1,521 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome to this beautiful 4-bedroom home, ideally located in the highly sought-after Livingston community. This well-maintained property offers the perfect blend of comfort and functionality. Enjoy an open-concept layout with spacious living areas, ideal for both relaxation and entertaining. The kitchen is a true highlight, featuring modern appliances and plenty of counter space. Upstairs, you'll find three generous-sized bedrooms, including a master suite with a walk-in closet and ensuite with double vanity. The 2 additional bedrooms and full bathroom are perfect for children or guests. The all weather wood deck offers perfect outdoor space for relaxation or entertainment. The fully developed one bedroom walkout legal suite is a mortgage helper with separate entrance and separate laundry and kitchen. This home is located in the award winning community of New North with access to fantastic amenities (the Livingston Hub), green spaces and vibrant neighborhood atmosphere. Don't miss the chance to own this gem in Livingston-schedule your private showing today!



Built in 2024

## Essential Information

MLS® # A2204274

Price \$699,999

Bedrooms 4

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,521       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 322 Herron Mews Ne |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 1Y6            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings             |
| Heating           | Central, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite, Walk-Out   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                                |
|-----------------|--------------------------------|
| Lot Description | Rectangular Lot, Zero Lot Line |
| Roof            | Asphalt Shingle                |
| Construction    | Metal Siding, Vinyl Siding     |
| Foundation      | Poured Concrete                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 34              |
| Zoning         | R-G             |
| HOA Fees       | 425             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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