



GRASSROOTS
REALTY GROUP

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353 Herron Mews NE
Calgary, Alberta

MLS # A2291659



\$780,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,855 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautiful front double attached garage home in the vibrant community of Livingston, NE Calgary. Offering approximately 1,850 sq ft of living space, this home features 3 bedrooms and 2.5 bathrooms upstairs, including a spacious primary bedroom with a 5-piece ensuite and tiled shower. Enjoy luxury vinyl plank flooring throughout the home. The property also includes a fully legal 1-bedroom, 1-bathroom basement Legal suite with a separate side entrance—perfect for rental income or extended family. Backing onto open space with no neighbours behind, this home offers added privacy and great investment potential.