



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**39 Herron Rise NE**  
**Calgary, Alberta**

**MLS # A2320675**



**\$729,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,172 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Zero Lot Line		

<b>Heating:</b>	Central, High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** None

Welcome to this beautifully upgraded 4-bedroom, 3-bathroom home in the sought-after community of Livingston NE, offering 2,172 sqft of well-designed living space. The main floor features a rare full bedroom and full bathroom, 9-ft ceilings, and a bright open layout. The upgraded kitchen with chimney hood fan flows into the living area, highlighted by a stunning tiled fireplace feature wall. Upstairs offers spacious bedrooms, a versatile family/entertainment area, and a primary suite with an upgraded 5-piece ensuite. Enjoy a side entrance to the 9-ft basement, ideal for future development, and a prime location facing a playground. A perfect blend of style, space, and functionality—don't miss this opportunity!