



**55 Herron Street NE  
Calgary, Alberta**

**MLS # A2327887**



**\$629,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,816 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Zero Lot Line		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<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>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Sump Pump(s), Vinyl Windows, Wired for Data

**Inclusions:** Kitchen Under Sink Water Filtration System

WELCOME TO THIS STUNNING MODERN HOME IN THE HIGHLY SOUGHT-AFTER COMMUNITY OF LIVINGSTON! Offering 1,815 sq. ft. of thoughtfully designed living space, this beautifully upgraded home shows like new and combines style, functionality, and future potential. Built in 2024 and occupied in 2025, it offers the benefits of modern construction without the wait. The bright open-concept main floor features luxury vinyl plank flooring throughout and a spacious living room with large windows and double patio doors leading to the backyard, creating the perfect space for entertaining and everyday living. The chef-inspired kitchen is the heart of the home, showcasing premium built-in appliances, a gas cooktop, reverse osmosis water filtration system, modern cabinetry, and a large island with eating bar. A generous dining area and versatile flex room complete the main level. Upstairs, you'll find a spacious bonus room, three bedrooms, and two full bathrooms. The primary retreat features a walk-in closet and a luxurious 4-piece ensuite with dual sinks, tiled flooring, and a stand-up shower. The secondary bathroom offers tiled flooring and a full bathtub. The unfinished basement provides excellent potential for future development and may accommodate a separate entrance configuration for future rental opportunities, subject to municipal approvals. Step outside to a backyard ready for your personal vision. Whether you dream of a landscaped retreat, outdoor entertaining area, or family play space, the possibilities are endless. Partial fencing and a side-yard gate have already been installed. Located in one of Calgary's premier master-planned communities, Livingston offers incredible amenities including the Livingston Hub, skating rinks, splash park, tennis and pickleball courts, playgrounds, pathways, and year-round community events. Enjoy quick access to Stoney Trail,

Deerfoot Trail, Calgary International Airport, CrossIron Mills, shopping, dining, schools, and major employment centres, with Downtown Calgary approximately 20 minutes away. Move-in ready, beautifully upgraded, and packed with future potential—this is an opportunity you won't want to miss. CALL TODAY TO BOOK YOUR PRIVATE SHOWING!