



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

45 Herron Mews NE
Calgary, Alberta

MLS # A2328468



\$545,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,623 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Gazebo, Lawn		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Window blinds, Suspended TV Stand, and Gazebo		

Welcome to 45 Herron Mews NE, a beautifully upgraded 2021-built duplex in the vibrant community of Livingston, offering 1,622.82sq. ft. RMS above grade, a separate side entrance, and an undeveloped basement ready for your future vision. Whether you're a first-time buyer, growing family, or savvy investor, this home delivers the perfect blend of style, functionality, and long-term potential. The inviting front veranda sets the tone as you step inside to discover a bright, open-concept main floor designed for modern living. The stunning kitchen is the heart of the home, featuring ceiling-height cabinetry, quartz countertops, stainless steel appliances, a separate cooktop, built-in oven and microwave, sleek black hardware, and an oversized single-basin sink. The spacious dining area flows seamlessly into the comfortable living room, creating an ideal space for both everyday living and entertaining. Upstairs, a central bonus room provides valuable additional living space for a home office, media room, or children's play area. The spacious primary retreat features a walk-in closet and a well-appointed ensuite with dual vanities, while two additional bedrooms, a full bathroom, and convenient upper-level laundry complete the second floor. One of the home's standout features is the separate side entrance leading to the full undeveloped basement, offering excellent future development potential for additional living space for rental income, a home gym, recreation area, or other possibilities subject to city approvals. Step outside and enjoy the large rear deck with a spacious gazebo, perfect for summer barbecues, family gatherings, or simply relaxing at the end of the day. The rear parking pad provides convenient off-street parking for two vehicles. Located in one of Calgary's most sought-after and rapidly growing communities, you'll enjoy easy access to parks, pathways,

playgrounds, shopping, schools, and everyday amenities. Modern finishes, thoughtful upgrades, and future potential make this an exceptional opportunity to own a move-in-ready home in Livingston. Stylish. Functional. Move-in Ready. Welcome Home.