



GRASSROOTS
REALTY GROUP

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39 Herron Rise NE
Calgary, Alberta

MLS # A2341350



\$699,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,172 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Zero Lot Line		

Heating:	Central, High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!