# \$659,900 - 220 Herron Mews Ne, Calgary

MLS® #A2196426

## \$659,900

4 Bedroom, 4.00 Bathroom, 1,693 sqft Residential on 0.06 Acres

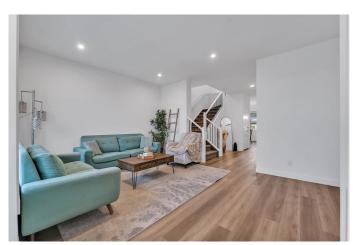
Livingston, Calgary, Alberta

Welcome to this meticulously crafted, semi-detached home in the dynamic, family-friendly community of Livingston. Built in 2022, this nearly 2300 sqft living space residence offers 4 spacious bedrooms, 3.5 baths, and high-end finishes throughout Ideal for families, first-time buyers, or discerning investors, this home also features a legal basement suite finished by the Builder already rented which is a fantastic income opportunity. The house also comes with an extended care warranty which is valid till October 2025 through the builder.

At the entry, a warm, inviting living room sets the tone, while the kitchen and dining area at the rear showcase built-in appliances and premium upgrades, perfect for entertaining and everyday living. Upstairs, a versatile bonus room provides additional space for relaxation, a play area, or a home office. Livingston residents enjoy exclusive access to The Hubâ€"an award-winning, state-of-the-art community center featuring a splash park, gymnasiums, sports courts, fitness and art programs, soccer fields, scenic parks, pathways, and community ice rinks. Beyond the community, Livingston's prime location near Stoney Trail ensures easy access to shopping, dining, and nature blending convenience with a true sense of community. Don't miss your opportunity to own this exceptional home in one of Calgary's most exciting new neighbourhoods of NW Calgary.







### **Essential Information**

MLS® # A2196426 Price \$659,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,693 Acres 0.06 Year Built 2022

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 220 Herron Mews Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1Y6

#### **Amenities**

Amenities None Parking Spaces 2

Parking Alley Access, Parking Pad

Interior

Interior Features Double Vanity, High Ceilings, No Animal Home, No Smoking Home,

Pantry, Separate Entrance, Vinyl Windows, Stone Counters

Appliances Built-In Oven, Dishwasher, Induction Cooktop, Microwave, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed February 26th, 2025

Days on Market 39

Zoning R-G

HOA Fees 445

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX First

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