$649,900 - 110 Herron Common Ne, Calgary

MLS® #A2212125

$649,900

3 Bedroom, 3.00 Bathroom, 1,615 sqft
Residential on 0.08 Acres

Livingston, Calgary, Alberta

QUICK POSSESSION AVAILABLE | This BRAND NEW 2-storey home is stunning and affordable! Located in the desirable community of Livingston. Built by award winning builder, Cedarglen Homes â€" I present to you, the Rosebud model! This home features SO many beautiful upgrades inside including 9â€™ knock down ceilings, luxury vinyl plank flooring & so many windows allowing the natural light to flood the space. The open concept design is perfect for people who love to entertain. The kitchen is the heart of the home with beautiful cabinetry, stone countertops, gas line for gas range, black plumbing fixtures, & pantry for storage. Youâ€™ll receive a $6,000 appliance allowance to choose your desired appliances from the builderâ€™s supplier! The great room is spacious allowing for lots of comfortable furniture to host your future get-togethers with family & friends. The dining nook adjacent to the kitchen is where youâ€™ll host dinner parties and create long lasting memories. A mudroom with built-in bench, large laundry room and 2 pc bathroom complete this main level. Up the stairs, youâ€™ll find 3 generously sized bedrooms. The bright primary bedroom offers a stunning ensuite with dual sinks, large walk-in shower, and walk-in closet w/ a window! There is an additional 4 pc bathroom and a linen closet on the upper level as well. The basement is undeveloped but offers a SIDE ENTRANCE and is roughed-in for a future legal suite (subject to approval and permitting by the city/municipality). A large

deck and double detached garage are fully completed in the south-east facing yard. This home includes a $2000 landscaping rebate once the front yard landscaping is completed (must be done within 1 year of possession). You will fall in love with the community of Livingston and everything it has to offer - the HOA facility has tennis courts, skating rinks, playgrounds, basketball court, water spray park, ping pong tables & more! Plus there are endless walking/bike paths, an off leash dog park, and a bike pump track to enjoy. As the community continues to develop, there will be lots of schools, businesses and shopping making it a super convenient place to live! Book your showing today & step into the exceptional lifestyle awaiting you in Livingston!

Built in 2024

Essential Information

MLS® #	A2212125
Price	$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,615
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	110 Herron Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 2K9

Amenities

Amenities	Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	See Remarks
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark