



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**48 Herron Way NE**  
**Calgary, Alberta**

**MLS # A2275885**



**\$765,500**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,437 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Hood Fan, Microwave Built-in

\*\*\* HUGE PRICE IMPROVEMENT \*\*\* Quality. Excellence. Care. MORRISON HOMES. This move up home is ready for your growing family. While the transition for your teenagers through puberty is sometimes difficult, it's easy to see why this thoughtfully designed home is right for your family! 4 BEDROOMS UP &ndash; check. More people = more clothes = 3 x WALK IN CLOSETS & large UPPER LAUNDRY ROOM w/ folding table & hangers &ndash; check. Work from home solution = MAIN FLOOR DEN &ndash; check. Teach your children to put their shoes/jackets away before you go insane? = HUGE 76 sq ft MUDROOM w/ custom built-in bench and storage &ndash; check. COSTCO (11 mins) runs to keep up with your ravenous teens before they go hungry and eat your mental well-being = extra storage in the WALKTHRU PANTRY &ndash; check. Allow your 20+ &ldquo;independent&rdquo; to stay in the ROUGHED-IN BASEMENT SUITE (when it's finished) because it's not cool to hang with your parents but it's cool to leech their resources? &ndash; check. But hey, it's totally all worth it in the end, so give yourself a break once in awhile. Drop them off at CROSSIRON MILLS (11 mins) and let them loiter, go home and treat yourself to your spa-inspired 5 pc ensuite and get in the SEPARATE SOAKER TUB because you deserve it. Zen-like feelings approach equilibrium &ndash; you know it's the long game that makes it all worth it, and of course you love your family. You want to give your family the best lifestyle and it's right here&hellip; So don't wait, because you're someone who also values Quality, Excellence, and Care for your family, and you make it happen without compromise.

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