

**77 Herron Mews NE**  
**Calgary, Alberta**

**MLS # A2174730**



**\$685,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,666 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Exhaust Fan, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Nestled in a quiet and safe neighborhood, this charming semi-detached home offers a perfect blend of comfort and modern elegance. Featuring a total of 4 bedrooms, 3.5 bathrooms, and 2 kitchens, this home is designed for both relaxation and functionality. The heart of the home is its beautiful kitchen, boasting granite countertops, a central island perfect for meal preparation or casual dining, and a spacious pantry that ensures ample storage. The kitchen's contemporary design and high-quality finishes make it a delightful space for culinary enthusiasts. A double detached garage provides secure parking and additional storage options. The property also includes a legal basement suite, a fantastic income opportunity, currently rented for \$1,550 a month. This legal suite is ideal for tenants or extended family, offering privacy and convenience. This semi-detached home is a rare find and makes it a perfect choice for families and investors alike.