

# \$849,900 - 179 Herron Rise Ne, Calgary

MLS® #A2219150

**\$849,900**

5 Bedroom, 3.00 Bathroom, 2,255 sqft  
Residential on 0.10 Acres

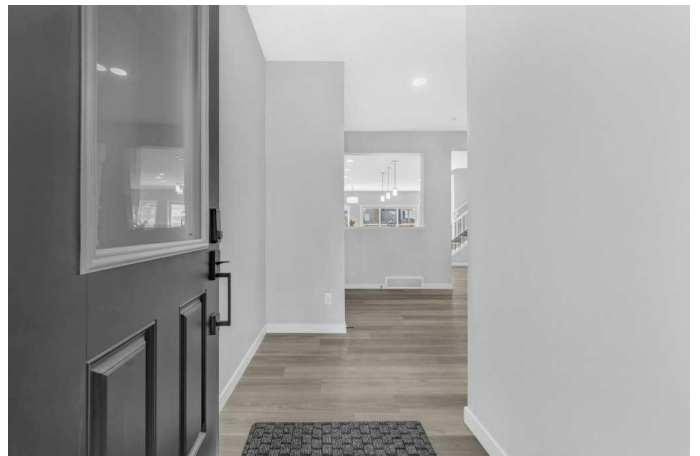
Livingston, Calgary, Alberta

5 BEDROOMS | SPICE KITCHEN | MAIN FLOOR BEDROOM | MAIN FLOOR FULL BATH in the heart of Livingston, offering a separate side entrance – perfect for future rental potential or extended family. Step inside and experience an open-concept main floor featuring a bright and spacious layout, complete with a southwest-facing large backyard that floods the home with natural light.

The main level offers a bedroom with a full bathroom, ideal for guests or multigenerational living. The heart of the home is the fully upgraded kitchen, showcasing quartz countertops, a built-in microwave, stainless steel hood fan, and an electric range. Just off the main kitchen is a SPICE KITCHEN with a gas range, extra pantry storage, a window for ventilation, and additional prep space – perfect for passionate home cooks.

Enjoy cozy evenings in the living room around the FIREPLACE TILE TO CEILING, while the triple-panel patio door and large windows frame the beautifully sunlit southwest backyard. The yard is truly special – large enough for summer barbecues, kids' playsets, or even a future garden oasis.

Upstairs, you'll find metal spindle railings leading to a large bonus room with VAULTED CEILINGS, a SKYLIGHT, and extra pot lights – the perfect space for a media room or



family lounge. The primary bedroom is generously sized, featuring more southwest light and a spa-like en-suite with a soaker tub, tiled walls, standing shower, double sinks, and a large walk-in closet. Three additional bedrooms, a thoughtfully designed laundry room with upgraded washer/dryer, and even a small office nook in one of the rooms make this home truly complete.

Located in vibrant Livingston, youâ€™ll enjoy access to the community centre, nearby parks, playgrounds, schools, and major shopping hubs like CrossIron Mills. With easy access to Stoney Trail, commuting around the city is a breeze. Book your showing today!

Built in 2024

**Essential Information**

MLS® #	A2219150
Price	\$849,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,255
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	179 Herron Rise Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2G2

## Amenities

Amenities	Clubhouse, Park, Playground, Dog Run
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Chandelier, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Stone Counters, Vaulted Ceiling(s), Bidet
Appliances	Dishwasher, Dryer, Electric Range, Gas Range, Microwave, Range Hood, Washer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Level, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Amovista
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