

\$779,900 - 170 Herron Way Ne, Calgary

MLS® #A2259919

\$779,900

4 Bedroom, 3.00 Bathroom, 1,935 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

This beautifully upgraded home in Livingston blends thoughtful design, stylish finishes, and incredible flexibility. The main floor offers a bedroom with closet, ideal for guests or multi-generational living, along with a side entrance and simplified rough-in for a future suite (subject to approvals and permitting by the municipality), making this home ready for today and tomorrow.

At the heart of the home, the gourmet kitchen with gas range is paired with stylish finishes, while a 12'x10' rear deck with steps and gas line extends your living space outdoors. Upstairs, enjoy the dual sinks and tiled spa shower package in the ensuite, plus elegant details throughout.

One of the standout features is the sunshine basement with 9' ceilings and oversized windows, filling the lower level with natural light and creating endless possibilities for a future development, home gym, recreation room, or secondary suite (subject to approvals and permitting by the municipality). An extended 19'x24' garage adds even more value with ample space for vehicles, storage, or hobbies.

Set in Livingston, Calgary's vibrant New North, you'll have access to 200 acres of park space, a dog park, the state-of-the-art Livingston Hub HOA facility, quick connections to Stoney and Deerfoot Trail, schools nearby,



and the Calgary International Airport just 15 minutes away.

? Donâ€™t miss the chance to make this stunning Livingston home yoursâ€”call today to book your private showing and experience it in person!

Built in 2025

Essential Information

MLS® #	A2259919
Price	\$779,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,935
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	170 Herron Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2K9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Quartz Counters
-------------------	--

Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	None, Exterior Entry, Unfinished

Exterior

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

Additional Information

Date Listed	September 26th, 2025
Days on Market	22
Zoning	R-G

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.