

\$801,553 - 170 Herron Way Ne, Calgary

MLS® #A2259919

\$801,553

4 Bedroom, 3.00 Bathroom, 1,935 sqft

Single Family 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. Don't miss the chance to make this stunning Livingston home yours—call today to book your private showing and experience it



in person! (id:6289)

Built in 2025

Essential Information

Listing #	A2259919
Price	\$801,553
Bedrooms	4
Bathrooms	3.00
Square Footage	1,935
Acres	0.09
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	170 Herron Way Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P2K9

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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