

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

MLS® #A2219150

**\$849,900**

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

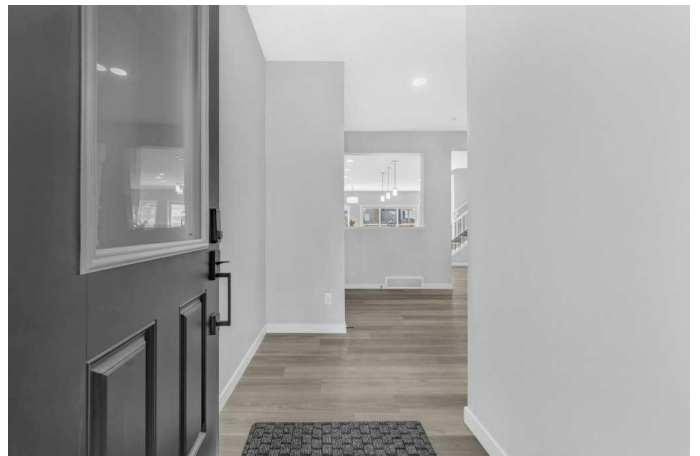
Livingston, Calgary, Alberta

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 | 4             |
| Zoning         | R-G           |
| HOA Fees       | 467           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |          |
|----------------|----------|
| Listing Office | Amovista |
|----------------|----------|

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