

\$799,900 - 179 Herron Rise Ne, Calgary

MLS® #A2228989

\$799,900

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

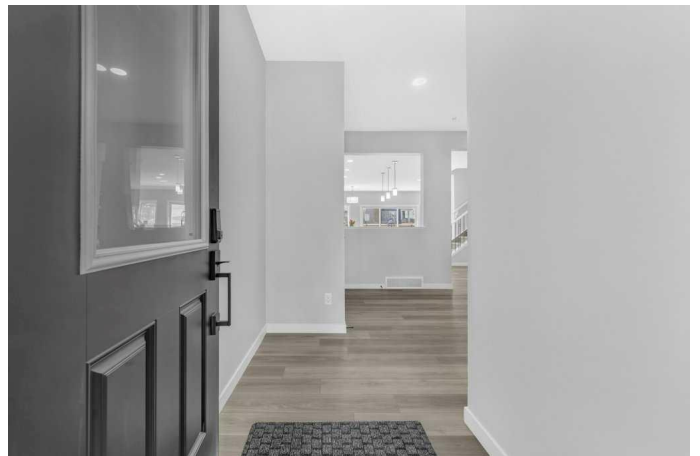
Livingston, Calgary, Alberta

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® # | A2228989 |
| Price | \$799,900 |
| 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 | Park, Playground, Clubhouse, Dog Run |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bidet, Built-in Features, Chandelier, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Stone Counters, Skylight(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Washer, Gas Range |
| 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 | June 8th, 2025 |
| Days on Market | 15 |
| Zoning | R-G |
| HOA Fees | 467 |
| HOA Fees Freq. | ANN |

Listing Details

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

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