

179 Herron Rise NE
Calgary, Alberta

MLS # A2219150



\$849,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Level, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, 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)

Inclusions: N/A

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 KITHCEN 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, you’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!