# \$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 â€" 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 â€" 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 â€" large enough for summer barbecues, kids' playsets, or even a future garden oasis.

Upstairs, you'II find metal spindle railings leading to a large bonus room with VAULTED CEILINGS, a SKYLIGHT, and extra pot lights â€" 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'II 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 Clubhouse, Dog Run, Park, Playground

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Built-in Features, Chandelier, 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, Crown Molding

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 7

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

## **Listing Details**

Listing Office Amovista

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