

# \$714,500 - 261 Herron Mews Ne, Calgary

MLS® #A2246575

**\$714,500**

4 Bedroom, 4.00 Bathroom, 1,814 sqft

Residential on 0.08 Acres

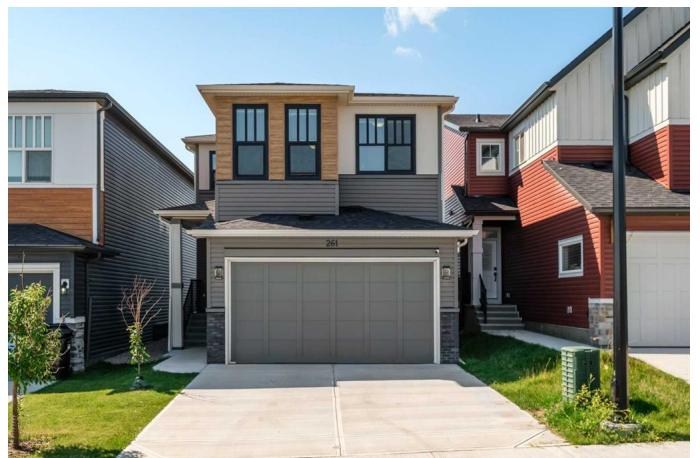
Livingston, Calgary, Alberta

Welcome to 261 Herron Mews NE, a beautifully appointed home in the vibrant and fast-growing community of Livingston. Designed with modern living in mind, this energy-efficient property offers over 2,450 sq ft of refined living space and features premium upgrades throughout, including triple-pane windows, soaring 9-foot ceilings, 8-foot interior doors, and high-end gas appliances.

The open-concept main floor is filled with natural light and provides a seamless layout that includes a bright living area, an elegant dining space, and a kitchen with sleek finishes and quality appliances. Upstairs, you'll find a spacious bonus room perfect for movie nights or a home office, along with a beautiful primary suite featuring a walk-in closet and private 4-piece ensuite. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry complete the level.

The fully developed basement extends the home's versatility, offering a large recreation space, a fourth bedroom, and an additional full bathroom, ideal for guests or growing families. Step outside to enjoy a landscaped backyard with a private deck, perfect for entertaining or unwinding after a long day.

With quick access to schools, parks, shops, and major routes, this move-in-ready home delivers comfort, style, and unbeatable value.



Don't miss your chance!

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246575    |
| Price          | \$714,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,814       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 261 Herron Mews Ne |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P1Y6             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Vinyl Windows, Walk-In Closet(s)                                              |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Gas Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | High Efficiency, Forced Air                                                                |
| Cooling           | None                                                                                       |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Private Yard                                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                |
| Construction      | Wood Frame                                     |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 28               |
| Zoning         | R-G              |
| HOA Fees       | 407              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Skyfort Estate |
|----------------|----------------|

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