# \$779,900 - 170 Herron Way Ne, Calgary

MLS® #A2259919

## \$779,900

4 Bedroom, 3.00 Bathroom, 1,935 sqft Residential on 0.09 Acres

Livingston, Calgary, Alberta

This beautifully upgraded home in Livingston blends thoughtful design, stylish finishes, and incredible flexibility. The main floor offers a bedroom with closet, ideal for guests or multi-generational living, along with a side entrance and simplified rough-in for a future suite ( subject to approvals and permitting by the municipality), making this home ready for today and tomorrow.

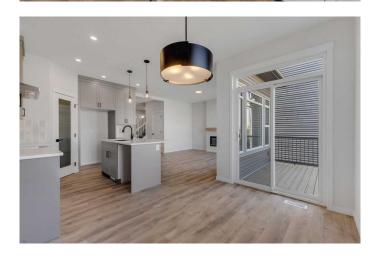
At the heart of the home, the gourmet kitchen with gas range is paired with stylish finishes, while a 12'x10′ rear deck with steps and gas line extends your living space outdoors. Upstairs, enjoy the dual sinks and tiled spa shower package in the ensuite, plus elegant details throughout.

One of the standout features is the sunshine basement with 9' ceilings and oversized windows, filling the lower level with natural light and creating endless possibilities for a future development, home gym, recreation room, or secondary suite ( subject to approvals and permitting by the municipality). An extended 19'x24' garage adds even more value with ample space for vehicles, storage, or hobbies.

Set in Livingston, Calgary's vibrant New North, you'II have access to 200 acres of park space, a dog park, the state-of-the-art Livingston Hub HOA facility, quick connections to Stoney and Deerfoot Trail, schools nearby,







and the Calgary International Airport just 15 minutes away.

? Don't miss the chance to make this stunning Livingston home yoursâ€"call today to book your private showing and experience it in person!

Built in 2025

#### **Essential Information**

MLS® # A2259919 Price \$779,900

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Square Footage 1,935 Acres 0.09 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 170 Herron Way Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2K9

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, Kitchen Island, Quartz Counters

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Basement None

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Interior Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed September 26th, 2025

Days on Market 39

Zoning R-G

# **Listing Details**

Listing Office Real Broker

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