

170 Herron Way NE
Calgary, Alberta

MLS # A2259919



\$779,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,935 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: N/A

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'll 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 yours—call today to book your private showing and experience it in person!