

\$889,900 - 15 Herron Rise Ne, Calgary

MLS® #A2205762

\$889,900

5 Bedroom, 4.00 Bathroom, 2,154 sqft

Residential on 0.10 Acres

Livingston, Calgary, Alberta

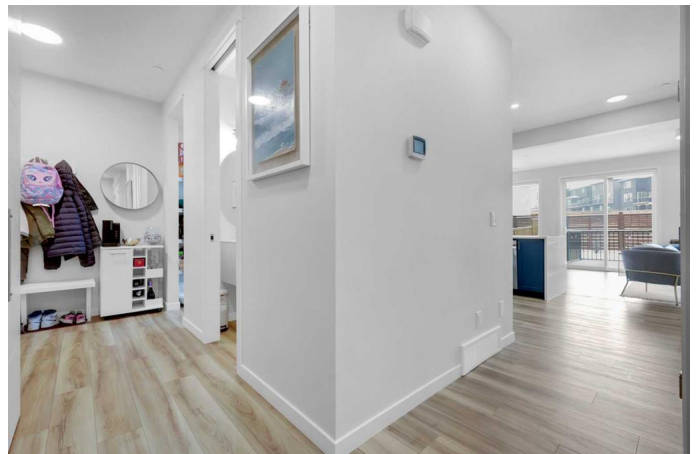
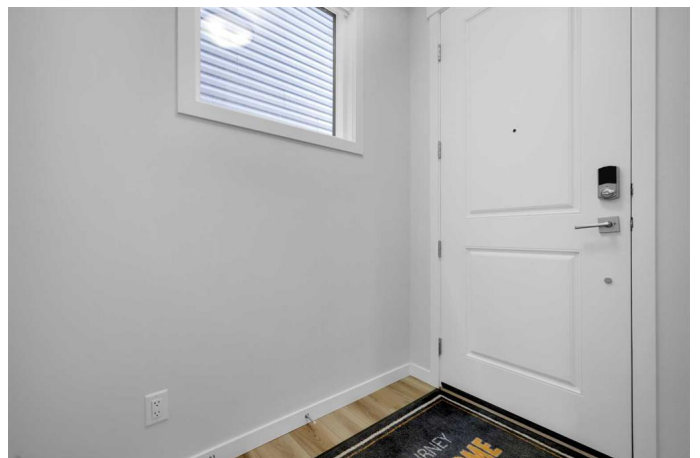
Welcome to this beautifully upgraded home in the heart of Livingston. This elegant property features 5 bedrooms, including a separate side entrance and a fully developed legal basement suite, perfect for extended family or guests.

Step inside to discover modern upgrades throughout â€” including gourmet kitchen, Living room and central air conditioning. The home boasts custom touches such as cabinet, quartz countertops in both the kitchen and bathrooms.

The main level is perfect for entertaining, with a natural living room opening to a backyard, private deck through large sliding doors. The kitchen is a chefâ€™s dream, equipped with upgraded cabinetry and stainless-steel appliances, all adjacent to a generous dining area and a walk-through pantry. There's also a versatile main floor office.

The upper level offers a family/lifestyle room for relaxation, a second office, 3 spacious bedrooms, including a sun-filled primary ensuite with a double sink, a soaker tub, a separate shower and a walk-in closet.

The fully finished legal basement suite features a separate side entrance, 2 additional bedrooms, a full bathroom, and a large



family/recreation area â€” offering endless possibilities for multi-generational living or potential rental income.

The property is fully landscaped/Fenced and located near future community amenities, shopping, playgrounds, schools, and access to highway.

Don't miss out â€” book your private showing today!

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205762 |
| Price | \$889,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,154 |
| Acres | 0.10 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 15 Herron Rise Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1Y1 |

Amenities

| | |
|----------------|------|
| Amenities | None |
| Parking Spaces | 4 |

| | |
|--------------|-------------------------------------|
| Parking | Double Garage Attached, Front Drive |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Dryer, Gas Cooktop, Oven, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| Has Basement | Yes |
| Basement | Full, Exterior Entry, Finished, Suite |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 25th, 2025 |
| Days on Market | 52 |
| Zoning | R-G |
| HOA Fees | 467 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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