

\$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

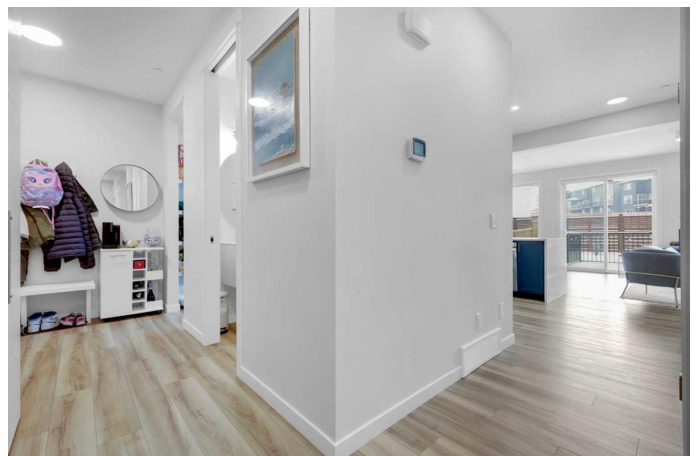
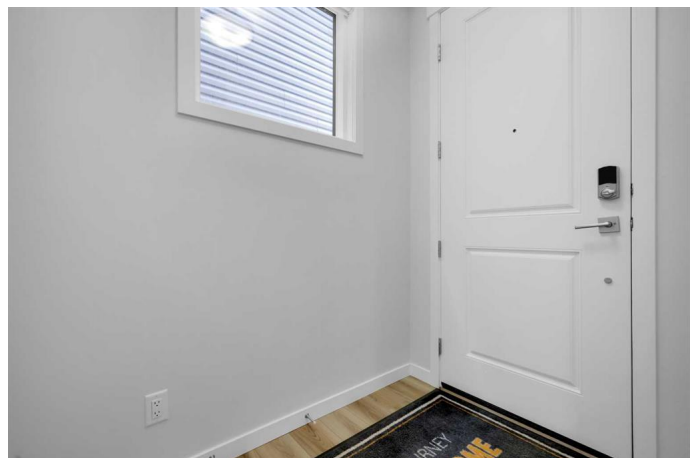
Welcome to this beautifully upgraded home in the heart of Livingston. This elegant property features 5 bedrooms, including a separate side entrance and a fully developed legal basement suite, perfect for extended family or guests.

Step inside to discover modern upgrades throughout 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 chef'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 – 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 – 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	38
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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