170 Herron Way NE
Calgary, Alberta

MLS # A2259919

$801,553

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:	Separate/Exterior Entry, None, 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—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. 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!