

# \$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

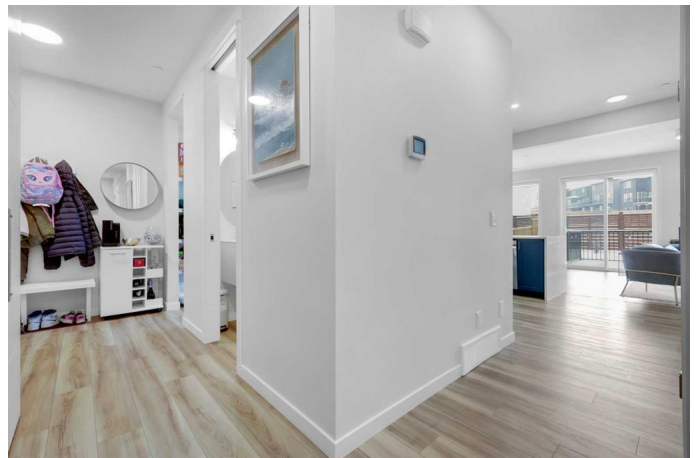
Welcome to this beautifully upgraded home in the heart of Livingston. This elegant property features 5 bedrooms, including a separate side entrance and a fully developed legal basement suite, perfect for extended family or guests.

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 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, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop, Oven  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room  
Has Basement Yes  
Basement Finished, Full, Exterior Entry, Suite

### Exterior

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

### Additional Information

Date Listed June 25th, 2025  
Days on Market 62  
Zoning R-G  
HOA Fees 467  
HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty

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