

\$819,900 - 117 Herron Rise Ne, Calgary

MLS® #A2107340

\$819,900

4 Bedroom, 4.00 Bathroom, 2,452 sqft
Residential on 0.08 Acres

Livingston, Calgary, Alberta

At 2,453 square feet, this home provides ample space for your family to grow. The main floor boasts a spacious foyer and mudroom, as well as a bright and open kitchen, great room and nook. A rear deck leads out to the backyard where you can landscape to create your own outdoor oasis. On the upper floor, you will find a central bonus room that separates the primary retreat from the additional bedrooms providing privacy for everyone. The large primary bedroom includes a 5-piece ensuite and walk-in closet, with the full-size laundry room just steps away in the hallway. 3 additional bedrooms can be found at the front of the home along with a 4-piece bathroom. This stunning home does not stop there though, as there is a charming third floor loft with a covered balcony that offers an ideal space to relax and unwind. As a new build, this home will also come with 10 years of warranty through Alberta New Home Warranty Program. Photos are representative.

Built in 2024



Essential Information

MLS® #	A2107340
Price	\$819,900
Sold Price	\$817,275
Bedrooms	4
Bathrooms	4.00
Full Baths	2

Half Baths	2
Square Footage	2,452
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	117 Herron Rise Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2G2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2024
Date Sold	March 14th, 2024
Days on Market	31
Zoning	R-G
HOA Fees	449.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Bode Platform Inc.

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