



GRASSROOTS

REALTY GROUP

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**191 Herron Rise NE
Calgary, Alberta**

MLS # A2303000



\$768,888

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows

Inclusions: NA

*An exceptional home in the heart of Livingston, featuring a *City of Calgary–registered legal secondary suite* and a thoughtfully curated floorplan designed for comfort, flow, and modern living.** Step inside through a welcoming foyer that opens into a bright, open-concept main level. The living room is framed by generous windows, creating a warm gathering space that transitions seamlessly into the dining area. The kitchen forms the centrepiece of the main floor—appointed with ample cabinetry, a walk-in pantry, and a well-proportioned layout ideal for both everyday cooking and entertaining. A mudroom with garage access and a convenient 2-pc bath complete this level with practical elegance. Upstairs, the home unfolds into a beautifully balanced layout. A spacious bonus room anchors the upper floor, offering a flexible retreat for family time or work-from-home needs. Two large secondary bedrooms share a full 4-pc bath, while the primary suite stands apart as a private sanctuary—featuring a generous sleeping area, a refined 5-pc ensuite, and an impressive walk-in closet. The **legal secondary suite** in the basement is professionally developed and fully self-contained, offering a bright living area, modern kitchen, comfortable bedroom, 3-pc bath, and dedicated utility/laundry space. Perfect for extended family or a reliable mortgage-helper, this suite adds exceptional value and versatility. Set in vibrant **Livingston**, this home enjoys unmatched community amenities: the award-winning **Livingston Hub** with gym, splash park, skating rink, and year-round programs; numerous parks, playgrounds, and walking paths; and quick access to **Stoney Trail and Deerfoot Trail** for effortless commuting. Everyday conveniences are minutes away, including **Superstore, Walmart, T&T, restaurants, medical clinics, and future school sites**,

making this one of Calgary's most connected and family-friendly neighbourhoods. **A rare opportunity to own a beautifully designed home with a compliant income-generating suite in one of Calgary's fastest-growing master-planned communities.**