REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

170 Herron Way NE
Calgary, Alberta

MLS # A2275875



$758,650

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	4	**Baths:**	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Fro		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Greenbelt, Interior Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic 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: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Hood Fan, Microwave Built-in

PRICE IMPROVEMENT! The Ultimate MULTI-GENERATIONAL Family Home is here with a 4th MAIN FLOOR BEDROOM AND FULL BATH. Be a good child, take care of your parents in your home as they age gracefully (and when knees and hips go, it’s still easy for them). In return, perhaps they can help you take care of your children so you can have an uninterrupted date night (finally). A perfectly symbiotic barter system (aside of the good vibes of your relationship of course). Imagine enjoying dinner with 3 generations of family, where your children will really get to know their grandparents, and you just finished cooking their favourite foods in your GOURMET KITCHEN: all stainless steel appliance (incl GAS STOVE), chimney hood fan, and FULL HEIGHT CABINETS. After dinner, it’s great to stay connected with nature and walk right out the back gate onto the walking path and GREEN SPACE. Or maybe a movie for all ages in your large BONUS ROOM upstairs is in order – allowing you to finish the ROUGHED-IN LEGAL BASEMENT SUITE w/ SEPARATE SIDE ENTRANCE (subject to approval by City of Calgary) for a great mortgage helper. There are so many smart flexible options here. Upstairs you’ll find convenient UPPER LAUNDRY, 3 more bedrooms including the primary with 5 pc ensuite (GLASS SHOWER & SOAKER TUB) and HUGE WALK-IN-CLOSET. Livingston is a master planned community that is family first: 7 planned schools, future GREEN LINE LRT, and and access to LIVINGSTON HUB – a huge 30,000+ sq ft community centre (outdoor splash park, arena, playground, gym, tennis courts and more!) only 4 mins away. Superior access to Stoney Tr and Deerfoot makes travelling to other parts of the city much simpler. What are you waiting for? Come see this home with your favourite Realtor today!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.