

# \$714,500 - 261 Herron Mews Ne, Calgary

MLS® #A2246575

## \$714,500

4 Bedroom, 4.00 Bathroom, 1,814 sqft

Residential on 0.08 Acres

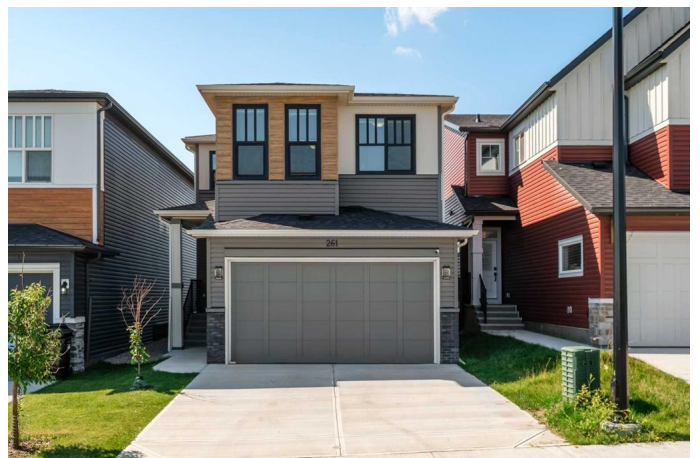
Livingston, Calgary, Alberta

Welcome to 261 Herron Mews NE, a beautifully appointed home in the vibrant and fast-growing community of Livingston. Designed with modern living in mind, this energy-efficient property offers over 2,450 sq ft of refined living space and features premium upgrades throughout, including triple-pane windows, soaring 9-foot ceilings, 8-foot interior doors, and high-end gas appliances.

The open-concept main floor is filled with natural light and provides a seamless layout that includes a bright living area, an elegant dining space, and a kitchen with sleek finishes and quality appliances. Upstairs, you'll find a spacious bonus room perfect for movie nights or a home office, along with a beautiful primary suite featuring a walk-in closet and private 4-piece ensuite. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry complete the level.

The fully developed basement extends the home's versatility, offering a large recreation space, a fourth bedroom, and an additional full bathroom, ideal for guests or growing families. Step outside to enjoy a landscaped backyard with a private deck, perfect for entertaining or unwinding after a long day.

With quick access to schools, parks, shops, and major routes, this move-in-ready home delivers comfort, style, and unbeatable value.



Donâ€™t miss your chance!

Built in 2022

**Essential Information**

MLS® #	A2246575
Price	\$714,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,814
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	261 Herron Mews Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1Y6

**Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	407
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Skyfort Estate
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