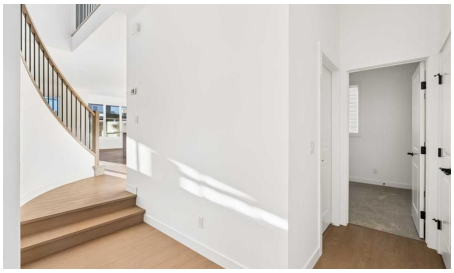
101 Herron Rise NE

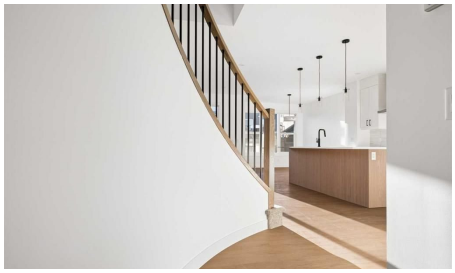
Calgary | Active | MLS® A2359512

$767,371









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2026**	**2,274 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Situated on a spacious 38-foot-wide corner lot, 101 Herron Rise NE is ready for immediate possession and offers an exceptional combination of modern design, thoughtful upgrades, and everyday functionality. Built by Brookfield Residential, this beautifully appointed Robson model benefits from additional side windows that fill the interior with natural light, while its desirable corner positioning provides added outdoor space and convenient street parking opportunities. Stepping inside, a welcoming foyer leads into a thoughtfully arranged main floor where contemporary style meets practical living. A standout feature is the main-floor bedroom and full bathroom with a tiled shower, offering an ideal setup for overnight guests or a private home office. The open-concept kitchen, dining area, and great room create an inviting setting for both entertaining and everyday relaxation. The gourmet kitchen showcases an upgraded appliance package, complemented by a generous central island with seating, ample cabinetry, and a dedicated pantry. Large windows brighten the adjoining dining area and great room, where a sleek fireplace provides a stylish focal point. An upgraded staircase railing adds architectural interest and a refined finishing touch to the main level. On the upper level, the spacious primary bedroom offers a relaxing retreat, complete with a walk-in closet and beautifully appointed 5-piece ensuite featuring a double vanity, soaking tub, and separate walk-in shower. Two additional bedrooms, each with a walk-in closet, provide comfortable accommodations, while a full bathroom serves the upper level. A generously sized bonus room offers the perfect space for family movie nights, a play area, or a secondary lounge, and convenient upper-floor laundry adds to the home's everyday practicality. The undeveloped basement presents excellent possibilities for future customization (subject to approvals), complete with 9-foot foundation walls, rough-ins, and a separate side entrance. Outside, the home's 38-foot-wide corner lot provides a distinctive setting with additional exposure, convenient street parking opportunities, and a rear BBQ gas line for outdoor entertaining. Combined with its modern exterior, attached double garage, and thoughtfully selected upgrades, this property delivers an appealing balance of comfort and convenience. Designed with Brookfield’s Healthier Homes features, this home offers a thoughtfully enhanced living environment with a reverse osmosis water filtration system, advanced radon mitigation, a high-efficiency furnace equipped with an antibacterial UV light and carbon filtration, and low-VOC building materials throughout. Located in Livingston, residents enjoy access to parks, pathways, recreation facilities, and a vibrant community hub. Backed by both Brookfield Residential’s builder warranty and Alberta New Home Warranty coverage, this home offers modern comfort, future flexibility, and peace of mind for years to come.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359512
Bedrooms	4
Bathrooms	3
Year Built	2026
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,274 sq. ft.
Main Level Finished Area:	970 sq. ft.
Upper Level Finished Area:	1,304 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,506 sq. ft.
Lot Frontage:	23'1¼"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	0
Heating:	Forced Air

Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Great Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$464.00
City Quadrant:	Northeast
Community:	Livingston
Amenities:	None
Appliances:	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop
Inclusions:	None
Restrictions:	None Known
Main Floor	Great Room · 13'10" × 13' ·

Main Floor	Dining Room · 11'1" × 9'10" ·
Main Floor	Bedroom · 10'11" × 8'8" ·
Upper Level	Bonus Room · 14'10" × 13'11" ·
Upper Level	Bedroom - Primary · 15'2" × 12'8" ·
Upper Level	Bedroom · 13'4" × 8'11" ·
Upper Level	Bedroom · 11' × 9'2" ·
Upper Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Yard, Corner Lot, Front Yard, No Back Lane, Private
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-herron-rise-ne-calgary-a2359512/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate

by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.