

\$689,900 - 22 Herron Common Ne, Calgary

MLS® #A2265522

\$689,900

3 Bedroom, 3.00 Bathroom, 1,826 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta

An exceptional opportunity to own a brand new home in the highly sought-after community of Livingston! This stunning Carlisle II model by Brookfield Residential is move-in ready and perfectly situated on a bright, sunny lot with a private southeast-facing backyard and a double detached garage (20' x 22') already included! Offering over 1,800 sq. ft. of beautifully designed living space above grade, this home combines timeless style with practical functionality. The open-concept main level features soaring 9 ft. ceilings, luxury vinyl plank flooring, and an abundance of natural light. The gourmet kitchen is a true showpiece, showcasing extended-height cabinetry, quartz countertops, a large central island, and a premium appliance package complete with a chimney hood fan and built-in oven + microwave - ideal for both everyday living and entertaining guests. A spacious great room anchors the main floor and seamlessly connects to the dining area, creating a warm and inviting flow throughout. A flex room provides versatility as a home office, children's play area, or study space, while a 2-piece powder room completes the main level. Upstairs, a central bonus room offers additional living space and separates the luxurious primary suite from the secondary bedrooms for added privacy. The primary retreat features a walk-in closet and a beautiful ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and



a convenient upper-level laundry complete the second floor. The basement includes a private side entrance and awaits your creative vision - perfect for future development as a legal suite (subject to city approval), gym, or recreation area with ample space for third living space, bedroom and full bathroom if desired. Complete with a double detached garage, private backyard, and builder warranty + full coverage under the Alberta New Home Warranty, this is a home built with quality, style, and provides you with peace of mind when buying new. **Please note: Photos are from the show home and are for representation purposes only.

Built in 2025

Essential Information

MLS® #	A2265522
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,826
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Herron Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L2

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2025
Days on Market	6
Zoning	RG
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.