

\$659,900 - 261 Herron Mews Ne, Calgary

MLS® #A2262785

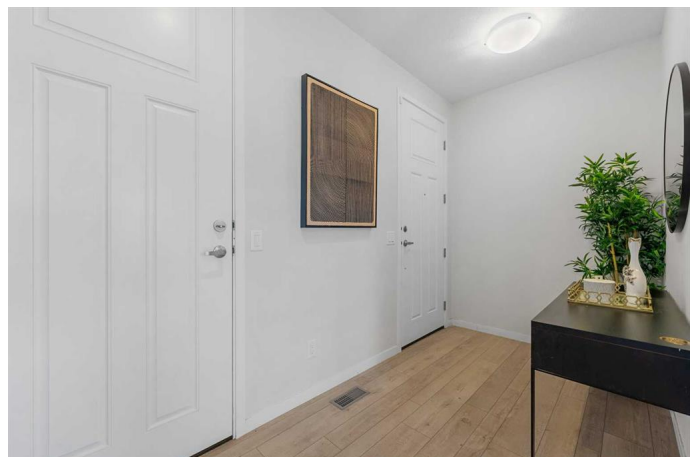
\$659,900

4 Bedroom, 4.00 Bathroom, 1,812 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Luxurious Family Home | 1,812 SqFt | 4 Bedrooms | 3.5 Bathrooms | Expansive Living Space | Quartz Countertops | High End Stainless Steel Appliances | Gas Stove | Full Height Cabinets | Open Floor Plan | Plethora of Natural Light | Upper Level Family Room | Upper Level Laundry | Finished Basement | Great Entertainment Space | Deck | Fully Fenced Backyard | Double Front Attached Garage. Welcome to 261 Herron Mews NE, a beautifully finished, move-in ready luxury residence located in the heart of vibrant and fast-growing Livingston. Thoughtfully designed for today's modern lifestyle, this exceptional home offers 2,491 SqFt of refined living space between the main, upper and basement levels. This home combines sophisticated style with premium functionality at every turn. From the moment you enter, you'll notice the attention to detail—soaring 9-foot ceilings, grand 8-foot interior doors, and expansive triple-pane windows flood the home with natural light, creating an airy, open feel. The open-concept main floor is a stunning showcase of refined design, featuring a bright and welcoming living area, an elegant dining space, and a chef-inspired kitchen outfitted with quartz countertops, full-height cabinetry, a gas stove, and premium stainless steel appliances—the perfect space for both everyday meals and entertaining. Upstairs, a spacious family room offers the perfect setting for cozy movie nights, a serene home office, or a kids' playroom. The luxurious primary



bedroom provides a private retreat, complete with a walk-in closet and a beautifully appointed 4-piece ensuite, finished with modern fixtures and spa-like details. Two additional well-sized bedrooms, another full bathroom, and an upper-level laundry room ensure comfort and convenience for the entire family. The fully developed basement enhances the home’s versatility, offering a large recreation area, a fourth bedroom, and a full bathroom—ideal for hosting guests, accommodating extended family, or creating your own personal entertainment zone. Step outside to your landscaped backyard oasis, where a private deck offers the perfect space for outdoor dining, relaxing evenings, or summer gatherings. Every element of this home has been crafted to support an elevated lifestyle with energy efficiency, elegance, and livability at its core. Located within walking distance to parks, future schools, and community amenities, and just minutes from shopping, transit, and major thoroughfares, 261 Herron Mews NE offers the perfect balance of luxury and convenience in one of Calgary’s most sought-after new communities. This is more than just a home—it’s a lifestyle. Schedule your private showing today and experience the superior comfort, quality, and design that this stunning Livingston property has to offer.

Built in 2022

Essential Information

MLS® #	A2262785
Price	\$659,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,812

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	T3P 1Y6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, On Street
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	407
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Crown
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