



**279 Herron Landing NE  
Calgary, Alberta**

**MLS # A2284023**



**\$589,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Cedarglen Homes Heritage Model &ndash; A laned Quick Possession Home in Livingston. This beautiful home offers 1,690 sq. ft. of living space on an oversized pie lot with a sunny south facing backyard, featuring 3 bedrooms and 2.5 bathrooms. Designed for comfort and functionality, this plan includes a side entry and rough ins for potential future basement development, along with a completed deck and BBQ connection for outdoor entertainment. All bedrooms feature walk-in closets, bright windows, and a primary ensuite including a dual sink vanity. The open-concept main floor is perfect for hosting or family gatherings, complemented by modern finishes and thoughtful design throughout.