



GRASSROOTS

REALTY GROUP

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**364 Herron Landing NE
Calgary, Alberta**

MLS # A2301522



\$899,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,257 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, No Back Lane, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

View, View, View! Back on the pond, on a conventional lot (not zero lot), and fully upgraded, welcome to this brand new single family home in popular Livingston. It features 2257 sqft, 4 bedroom up plus main floor den, 24x10 full size deck, 9 feet ceiling on the main floor, quartz counter tops in the kitchen and bathrooms, knock down ceiling, wrought iron spindles on the stairs, upgraded stainless steel appliances and chimney hood fan, 2 tone colors full height cabinets, and LVP flooring throughout the main floor. Upper floor with 4 bedrooms, large master bedroom with beautiful view, ensuite with double vanity sinks, separated shower and bathtub, and large walk in closet, bright and large bonus room with big window, functional compartment main bathroom, and laundry room with window. Main floor with large and bright living room, large sliding doors and glass panels, open kitchen, spacious dining area, and large walk through pantry. Basement with separated entrance has 2 windows and future bathroom rough it. It backs on the pond, closes to playground, future school, shopping, and easy access to major roads. **364 Herron Landing NE **