



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**396 Herron Landing NE**  
**Calgary, Alberta**

**MLS # A2304833**



**\$899,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,473 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, No Back Lane, No Ne		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Walk out and back on the pond side green space, on a conventional lot, and brand new, welcome to this 2472 sqft single family home in popular Livingston. It features main floor bedroom/office with full bath ensuite, LVP flooring throughout the main floor, 9 feet ceiling on the main floor and basement, 8 feet height doors on the main floor, upgraded cabinets with 2 tone colors, quartz counter tops in the kitchen and bathrooms, knock down ceiling, wrought iron spindles on the stairs, and large deck. Upper floor has 3 bedrooms all with walk in closet, large master bedroom with beautiful view, large ensuite with double vanity sinks, large soaker tub, and separated tiled shower, and large walk-in closet, large bonus room with window, and spacious laundry room. Main floor has large living room, large electrical fireplace, huge kitchen with upgraded stainless-steel appliances and a chimney hood fan, built in microwave, sliding door to large deck, and upgraded lighting package. Walk out basement with lots windows rough-ins for future hood fan, bathroom, and washer/dryer. It closes to green space, ponds, future school, and easy access to major roads. \*\* 396 Herron Landing NE \*\*