



GRASSROOTS
REALTY GROUP

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344 Herron Landing NE
Calgary, Alberta

MLS # A2339449



\$884,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, No Back Lane, No Neighbours Behind, Rectangular L		

Heating:	Forced Air	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		

Backing onto the pond, welcome to this beautiful brand-new single-family home in the popular community of Livingston, ideally situated on a conventional lot (not a zero-lot-line). With 2,257 sq. ft. of living space, this home offers 4 bedrooms upstairs plus a main-floor den, a 24' x 10' full-size deck, and an impressive selection of upgrades throughout. The main floor features 9-foot ceilings, stylish LVP flooring throughout, a bright and spacious living room with large 4 glass panels sliding doors, an open-concept kitchen, generous dining area, and a large walk-through pantry. The upgraded kitchen includes quartz countertops, two-tone full-height cabinetry, upgraded stainless-steel appliances, and a chimney-style hood fan. A main-floor den provides an ideal space for a home office. Upstairs, you'll find four spacious bedrooms, a bright and oversized bonus room with a large window, a functional compartment-style main bathroom, and a convenient laundry room with a window. The large primary bedroom enjoys a beautiful pond view and features a luxurious ensuite with double vanity sinks, a separate shower and bathtub, and a large walk-in closet. The unfinished basement includes a separate entrance, two windows, and a rough-in for a future bathroom, providing excellent potential for additional living space. Additional upgrades include knockdown ceilings, wrought-iron stair spindles, quartz countertops, full-height cabinets, and upgraded lighting and fixtures. Enjoy the peaceful pond setting while being close to playgrounds, the future school, shopping, and major roadways for easy commuting. ** 344 Herron Landing NE **