



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

396 Herron Landing NE
Calgary, Alberta

MLS # A2341279



\$889,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,473 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Back Lane, No Ne		

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, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this brand-new 2,472 sq. ft. single-family home in the sought-after community of Livingston. Situated on a conventional lot, this property backs onto peaceful pond-side green space, offering beautiful views and direct access to nature. The main floor features a versatile bedroom or office with a private full ensuite, along with luxury vinyl plank (LVP) flooring throughout, 9-foot ceilings, and 8-foot doors for an airy, open feel. The kitchen and bathrooms are finished with upgraded two-tone cabinetry and quartz countertops, while knockdown ceilings, wrought iron stair spindles, and a large deck add style and function. Upstairs, you'll find three spacious bedrooms, each with a walk-in closet. The primary suite boasts stunning views, a large ensuite with double vanities, a generous soaker tub, a separate tiled shower, and an expansive walk-in closet. A bright bonus room with a window and a well-sized laundry room complete the upper level. The main floor also features a spacious living room with a large electric fireplace, a gourmet kitchen with upgraded stainless steel appliances, a chimney hood fan, a built-in microwave, and a sliding door leading to the deck. An upgraded lighting package adds a modern touch throughout. The walk-out basement is filled with natural light from large windows and comes roughed in for a future hood fan, bathroom, and washer/dryer, offering excellent potential for additional living space. Located close to green spaces, ponds, a future school site, and with easy access to major roads, this home offers both convenience and tranquility. ** 396 Herron Landing NE **