



GRASSROOTS
REALTY GROUP

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175 Herron Landing NE
Calgary, Alberta

MLS # A2345496



\$739,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions:	N/A
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Welcome to this beautifully upgraded home offering 1,860 sq. ft. of thoughtfully designed living space, complete with a bonus room, double attached garage, and desirable SW-facing backyard. The main floor features durable vinyl plank flooring, a convenient half bathroom, and a bright open-concept layout ideal for everyday living and entertaining. The spacious living room is highlighted by an electric fireplace, creating a warm and inviting atmosphere. The kitchen is a standout with a large island with quartz countertops, a pantry, white cabinetry accented with gold door handles, and a champagne bronze pull-down faucet. Premium appliances include a French door refrigerator, gas range, built-in microwave, and chimney-style hood fan, while pot lights enhance the space. An upgraded railing adds a modern touch to the main living area. Step outside to the 13' x 10' deck with a gas line for BBQ, perfect for enjoying the southwest-facing backyard. Upstairs offers a versatile bonus room, three bedrooms, and a dedicated laundry area. The primary bedroom features a spacious 5-piece ensuite with double sinks, a stand-up shower with glass door, and a relaxing bathtub. A 4-piece bathroom serves the additional bedrooms. The 9' foundation and separate side entrance provide excellent flexibility, while the basement is roughed in for a future suite (a secondary suite would be subject to approval and permitting by the city/municipality). Additional highlights include matte black hardware throughout the home, carpet on the upper level for comfort, and a driveway in addition to the double attached garage. Livingston residents enjoy access to an HOA clubhouse featuring a gymnasium, tennis courts, a splash park, and year-round programming, along with quick access to major routes for easy commuting across the city. This home combines modern finishes,

functional design, and future development potential in one impressive package.