



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

348 Herron Landing NE
Calgary, Alberta

MLS # A2348537



\$873,396

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,589 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, Backs on to Park/Green Space, Front Yard, Interior Lot, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	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, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 348 Herron Landing NE, a beautifully designed Columbia 26 by Brookfield Residential offering over 2,500 sq. ft. of developed living space above grade, 4 bedrooms, 2.5 bathrooms, and a desirable location backing onto green space in the vibrant community of Livingston. With an open-concept layout, elevated finishes, and an undeveloped basement ready for future possibilities, this home has been thoughtfully designed for modern family living. The main floor welcomes you with a spacious foyer and a stylish staircase featuring railing that continues along the upper hallway. At the heart of the home is the gourmet kitchen, complete with KitchenAid appliances, abundant cabinetry, a large central island with flush eating bar, and a walk-in pantry. The alternate main-floor layout creates generous dining and great room spaces, with the great room anchored by an inviting fireplace and large windows overlooking the green space beyond. A separate flex room provides valuable additional space for a home office, playroom, or sitting area. A mudroom with direct access to the double attached garage, powder room, and convenient side entry complete the main level. On the upper level, the home continues to impress with a central bonus room, providing plenty of room for the entire family. The spacious primary bedroom is complemented by a walk-in closet and private 5-piece ensuite featuring dual sinks, a soaker tub, and a fully tiled shower with niche. Three additional bedrooms offer comfortable accommodations, with walk-in closets featured in two of the secondary bedrooms. A full 4-piece bathroom and dedicated laundry room with included washer and dryer add everyday convenience. The undeveloped basement offers excellent future potential and includes rough-ins to help simplify future development (subject to approvals). Additional features include a

gas line for a BBQ and the exceptional advantage of backing directly onto green space and a pond, creating a more peaceful setting and added separation from rear neighbours. Located in Livingston, this home is surrounded by parks, pathways, recreation opportunities, and the community's vibrant resident hub, while offering convenient connections to Stoney Trail and Deerfoot Trail. Backed by both Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this exceptional home offers modern comfort, future flexibility, and peace of mind for years to come. *Please note: Property is under construction and photos are from a show home and may not reflect the exact finishes of the property for sale.