



**303 Herron Landing NE  
Calgary, Alberta**

**MLS # A2297087**



**\$619,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,748 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Irvine Model by Cedarglen Homes, a laned quick possession home located in the vibrant community of Livingston. Offering 1,748 sq.ft. of thoughtfully designed living space plus a walk-out basement, this home perfectly blends comfort, style, and future potential. Featuring 3 bedrooms and 2.5 bathrooms and the main floor includes a convenient pocket office—ideal for working from home. Upstairs, you’ll find well-appointed bedrooms, including a primary retreat complete with a dual sink vanity ensuite. The walk-out basement comes with rough-ins, offering excellent potential for future development opportunities. This is your chance to own a beautifully finished, move-in-ready home in one of Calgary’s most desirable new communities.