



**396 Herron Landing NE
Calgary, Alberta**

MLS # A2304833



\$899,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,473 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	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), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Walk out and back on the pond side green space, on a conventional lot, and brand new, welcome to this 2472 sqft single family home in popular Livingston. It features main floor bedroom/office with full bath ensuite, LVP flooring throughout the main floor, 9 feet ceiling on the main floor and basement, 8 feet height doors on the main floor, upgraded cabinets with 2 tone colors, quartz counter tops in the kitchen and bathrooms, knock down ceiling, wrought iron spindles on the stairs, and large deck. Upper floor has 3 bedrooms all with walk in closet, large master bedroom with beautiful view, large ensuite with double vanity sinks, large soaker tub, and separated tiled shower, and large walk-in closet, large bonus room with window, and spacious laundry room. Main floor has large living room, large electrical fireplace, huge kitchen with upgraded stainless-steel appliances and a chimney hood fan, built in microwave, sliding door to large deck, and upgraded lighting package. Walk out basement with lots windows rough-ins for future hood fan, bathroom, and washer/dryer. It closes to green space, ponds, future school, and easy access to major roads. ** 396 Herron Landing NE **