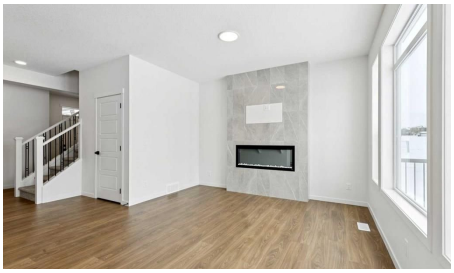
175 Herron Landing NE

Calgary | Active | MLS® A2345496

$739,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,860 sq. ft.**

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Listed by KIC Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345496
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,860 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,220 sq. ft.
Lot Frontage:	25'10"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	2412163
Heating:	Forced Air
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl Plank

Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$275.00
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Clubhouse
Appliances:	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 16'2" × 14' ·
Main Floor	Dining Room · 11'2" × 10' ·
Main Floor	Pantry · 6'3" × 4' ·
Main Floor	Living Room · 13' × 12'6" ·
Main Floor	Foyer · 6'10" × 5'11" ·
Main Floor	Mud Room · 5'9" × 5' ·
Upper Level	Bonus Room · 13'10" × 13'8" ·
Upper Level	Laundry · 5'9" × 3'5" ·
Upper Level	Bedroom - Primary · 12'8" × 12'2" ·
Upper Level	Bedroom · 11'2" × 10'3" ·

Upper Level	Bedroom · 11'6" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Schools Nearby, Shopping Nearby
Interior Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	BBQ gas line, Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Pie Shaped Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/175-herron-landing-ne-calgary-a2345496/

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