344 Herron Landing NE

Calgary | Active | MLS® A2339449

$869,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**2,254.5 sq. ft.**

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Listed by Century 21 Bravo Realty

A closer look

Backing onto the pond, welcome to this beautiful brand-new single-family home in the popular community of Livingston, ideally situated on a conventional lot (not a zero-lot-line). With 2,257 sq. ft. of living space, this home offers 4 bedrooms upstairs plus a main-floor den, a 24' x 10' full-size deck, and an impressive selection of upgrades throughout. The main floor features 9-foot ceilings, stylish LVP flooring throughout, a bright and spacious living room with large 4 glass panels sliding doors, an open-concept kitchen, generous dining area, and a large walk-through pantry. The upgraded kitchen includes quartz countertops, two-tone full-height cabinetry, upgraded stainless-steel appliances, and a chimney-style hood fan. A main-floor den provides an ideal space for a home office. Upstairs, you'll find four spacious bedrooms, a bright and oversized bonus room with a large window, a functional compartment-style main bathroom, and a convenient laundry room with a window. The large primary bedroom enjoys a beautiful pond view and features a luxurious ensuite with double vanity sinks, a separate shower and bathtub, and a large walk-in closet. The unfinished basement includes a separate entrance, two windows, and a rough-in for a future bathroom, providing excellent potential for additional living space. Additional upgrades include knockdown ceilings, wrought-iron stair spindles, quartz countertops, full-height cabinets, and upgraded lighting and fixtures. Enjoy the peaceful pond setting while being close to playgrounds, the future school, shopping, and major roadways for easy commuting. ** 344 Herron Landing NE **

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339449
Bedrooms	4
Bathrooms	4
Year Built	2025
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:	2,254.5 sq. ft.
Main Level Finished Area:	993.4 sq. ft.
Upper Level Finished Area:	1,261.1 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,918 sq. ft.
Lot Frontage:	34'1½"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	2412452
Heating:	Forced Air
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$450.00
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Racquet Courts, Recreation Facilities, Recreation Room, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Entrance · 6'4" × 4'5" ·
Main Floor	Den · 10'11" × 7'11" ·
Main Floor	Mud Room · 7'4" × 6'6" ·
Main Floor	Pantry · 6'1" × 5'1" ·
Main Floor	Kitchen · 15'6" × 11'9" ·
Main Floor	Dining Room · 14' × 9'10" ·
Main Floor	Entrance · 5'1" × 3'5" ·
Upper Level	Bonus Room · 13'3" × 12'11" ·
Upper Level	Bedroom - Primary · 17'11" × 12'3" ·

Upper Level	Walk-In Closet · 10'3" × 7' ·
Upper Level	Laundry · 5'11" × 4'7" ·
Upper Level	Bedroom · 11'8" × 8'8" ·
Upper Level	Bedroom · 10'6" × 8'11" ·
Upper Level	Bedroom · 9'8" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Pond, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, No Back Lane, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Aug 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/344-herron-landing-ne-calgary-a2339449/

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