

175 Herron Landing Calgary Alberta

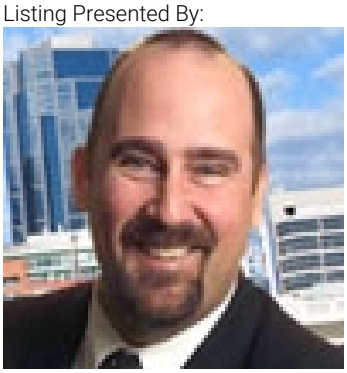
$739,900

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 developm...

Kitchen 16.17 Ft x 14.00 Ft
Dining room 10.00 Ft x 11.17 Ft
Pantry 4.00 Ft x 6.25 Ft
Living room 13.00 Ft x 12.50 Ft
Foyer 5.92 Ft x 6.83 Ft
2pc Bathroom Measurements not available

Bonus Room 13.83 Ft x 13.67 Ft
Laundry room 3.42 Ft x 5.75 Ft
Primary Bedroom 12.67 Ft x 12.17 Ft
Bedroom 11.17 Ft x 10.25 Ft
Bedroom 11.50 Ft x 9.92 Ft
4pc Bathroom Measurements not available

Listing Presented By:



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Other 5.75 Ft x 5.00 Ft

5pc Bathroom Measurements not available