



## 348 Herron Landing Calgary Alberta

\$873,396

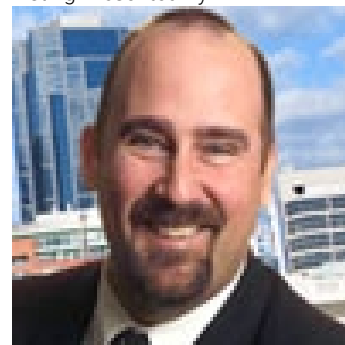
Welcome to 348 Herron Landing NE, a beautifully designed Columbia 26 by Brookfield Residential offering over 2,500 sq. ft. of developed living space above grade, 4 bedrooms, 2.5 bathrooms, and a desirable location backing onto green space in the vibrant community of Livingston. With an open-concept layout, elevated finishes, and an undeveloped basement ready for future possibilities, this home has been thoughtfully designed for modern family living. The main floor welcomes you with a spacious foyer and a stylish staircase featuring railing that continues along the upper hallway. At the heart of the home is the gourmet kitchen, complete with KitchenAid appliances, abundant cabinetry, a large central island with flush eating bar, and a walk-in pantry. The alternate main-floor layout creates generous dining and great room spaces, with the great room anchored by an inviting fireplace and large windows overlooking the green space beyond. A separate flex room provides valuable additional space for a home office, playroom, or sitting area. A mudroom with direct access to the double attached garage, powder room, and convenient side entry complete the main level. On the upper level, the home continues to impress with a central bonus room, providing plenty of room for the entire family. The spacious primary bedroom is complemented by a walk-in closet and private 5-piece ensuite featuring dual sinks, a soaker tub, and a fully tiled shower with niche. Three additional bedrooms offer comfortable accommodations, with walk-in closets featured in two of the secondary bedrooms. A full 4-piece bathroom and dedicated laundry room with included washer and dryer add everyday convenience. The undeveloped basement offers excellent future potential and includes rough-ins to help simplify future development (subject to approvals). Additional features include a gas line for a BBQ and the ex...

Great room 13.50 Ft x 13.08 Ft  
Dining room 13.08 Ft x 11.50 Ft  
Other 11.00 Ft x 8.67 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Bonus Room 11.58 Ft x 11.25 Ft  
Primary Bedroom 14.67 Ft x 13.33 Ft

5pc Bathroom .00 Ft x .00 Ft  
Bedroom 10.00 Ft x 10.00 Ft  
Bedroom 10.00 Ft x 10.00 Ft  
Bedroom 12.00 Ft x 12.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Laundry room .00 Ft x .00 Ft

a

Listing Presented By:



Originally Listed by:  
Charles

<http://www.kevinfrench.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)