

# \$579,900 - 47 Herron Walk Ne, Calgary

MLS® #A2237515

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,664 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

This beautiful, brand-new home is fronting onto a green space and has been intelligently designed to offer 3 bedrooms, 2.5 bathrooms, two distinct living areas, and is located in desirable Livingston! The 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 1,700 square feet of thoughtfully developed living space spread over two levels and includes a single garage with parking pad. The main floor boasts expansive southeast-facing front windows allowing natural light to flood the living space all day long. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment. The kitchen is a standout with full-height cabinetry, a large central island, a large corner pantry, and a complete suite of stainless-steel appliances, including a French door fridge, range, chimney-style hood fan, and built-in microwave. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyard—perfect for indoor-outdoor living. Upstairs, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a luxurious 4-piece ensuite with dual sinks. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The basement is ready for the new owner's™s imagination. There is ample space for a generously sized living area, an additional



bedroom, and a full bathroom. The backyard has ample space for the family and leads to the single detached garage with additional space for a vehicle and storage. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. Situated a short walk from a playground and quick access to the scenic walking paths of the community and residents association, this home offers a tranquil location. \*\*Please note photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2237515               |
| Price          | \$579,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,664                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 47 Herron Walk Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P 2L2           |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | None                                |
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Double Vanity, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Range                                     |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Private |
| Roof              | Asphalt Shingle                                         |
| Construction      | Wood Frame                                              |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 13th, 2025 |
| Days on Market | 103             |
| Zoning         | R-G             |
| HOA Fees       | 450             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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