

# \$589,488 - 115 Herron Walk Ne, Calgary

MLS® #A2203230

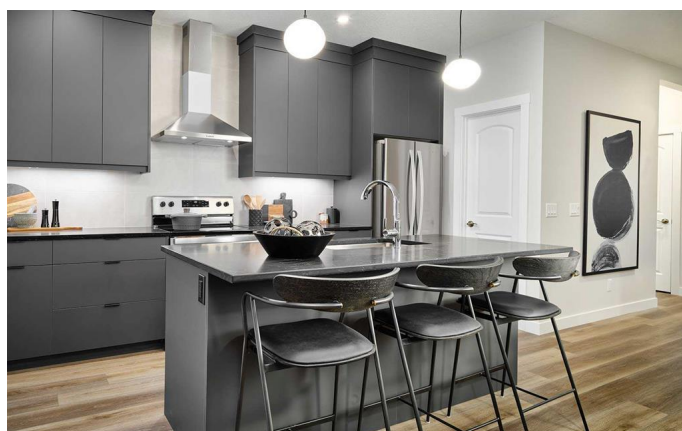
**\$589,488**

3 Bedroom, 3.00 Bathroom, 1,664 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

A beautiful brand new Wicklow model built by Brookfield Residential in the heart of Livingston with a single detached garage + parking pad! This new home features 3 bedrooms, 2.5 bathrooms and nearly 1,700 square feet of living space above grade + a full basement that awaits your imagination and includes a side-entrance with direct access to outside! There are 9' ceilings throughout the main level adding to the comforts of everyday living in this open space. The large gourmet kitchen is complete with a built-in chimney hood fan and built-in microwave, and overlooks the dining area that has patio doors that look over the backyard. The expansive great room at the front of the home has a wall of windows that allow natural light to flow through the main level all day! The upper level features a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite includes a walk-in closet and 4pc ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and laundry room complete the upper level. A private side entrance leads to the basement that awaits your imagination. The backyard leads to the private detached garage where you can keep your vehicle and valuables safe all year long. This brand new home includes builder warranty and Alberta New Home Warranty! \*\*Please note: Photos are from a show home model and are not an exact representation of the property that is for sale.



Built in 2025

**Essential Information**

MLS® #	A2203230
Price	\$589,488
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	115 Herron Walk Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2K8

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
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, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             March 18th, 2025  
Days on Market        64  
Zoning                  R-G  
HOA Fees               450  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Charles

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.