# \$689,488 - 119 Herron Walk Ne, Calgary

MLS® #A2201933

### \$689,488

5 Bedroom, 4.00 Bathroom, 1,681 sqft Residential on 0.06 Acres

Livingston, Calgary, Alberta

The brand new Alder by Brookfield Residential offers intelligent design combined with functionality that fits virtually every homeowner's needs! With over 2,300 square feet of developed space, this home has a total of 3 bedrooms, 2.5 bathrooms above grade + a fully developed legal 2 BEDROOM basement suite with private entrance + single detached garage. The open concept main living area creates a bright and inviting space that is designed with entertaining in mind. The gourmet kitchen is complete with a suite of built-in appliances, has a large pantry for extra storage, and includes a central island with additional seating space. Walls of windows at either end of the home make for a bright and open kitchen, living and dining area all day long. A mud room off the back entrance and 2 pc powder room complete the main level. The upper level features a central bonus room - the perfect TV area / additional living space that provides added privacy, separating the primary suite from the secondary bedrooms. The primary suite is complete with a 4 pc en suite with dual sinks and a walk-in shower + a walk-in closet. Two more bedrooms, a full bathroom, laundry room and linen closet complete the second level. The legal 2 bedroom basement suite is accessed via a private side entrance. The legal suite has a large kitchen, living/dining area and two bedrooms at opposite ends of the home. The legal suite is complete with a full bathroom and its own laundry. The exterior has a private yard







space and single detached garage + parking pad - providing a space to keep your vehicle and valuables safe all year long. This brand new home comes with builder warranty + Alberta New Home Warranty. \*\*Please note: property is under construction and photos are not an exact representation of the property for sale.Â

#### Built in 2025

#### **Essential Information**

MLS® # A2201933 Price \$689,488

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,681 Acres 0.06 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 119 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, Pantry, Quartz

Counters, Vinyl Windows

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range

Hood, Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Balcony

Lot Description Back Lane, Back Yard, Rectangular Lot, Private

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed March 14th, 2025

Days on Market 48

Zoning R-G

HOA Fees 450

HOA Fees Freq. ANN

#### **Listing Details**

Listing Office Charles

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