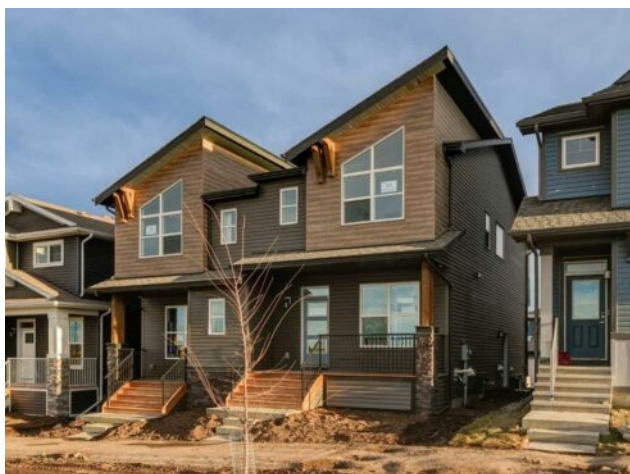


24 Herron Walk NE  
Calgary, Alberta

MLS # A2177937



## \$682,253

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Basement suite - Dishwasher, Stove, OTR Microwave, Refrigerator, Stacked Washer/Dryer

This spacious brand-new home offers 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, 2 living areas, and a fully legal 1-bedroom basement suite. The "Wicklow" model by Brookfield Residential is the perfect modern home, with just over 2,200 square feet of developed space across 3 levels. Ideally located in the heart of Livingston, this home is completely move-in ready, complete with a detached single garage and a backyard. The main floor features expansive windows at both the front and rear of the home, flooding the space with natural light throughout the day. Positioned directly across from green space, the home enjoys a bright, open feel and a peaceful setting. The open-concept design is enhanced by 9-foot ceilings on the main level, creating a sense of spaciousness and comfort. The kitchen features full-height cabinetry, a large island, a pantry, and a suite of stainless-steel appliances, including a French door fridge, gas range, chimney hood fan, and built-in microwave. The large kitchen overlooks the dining area, and sliding patio doors open to the backyard, ideal for indoor-outdoor living. Upstairs, a central bonus room divides the private primary suite from the additional bedrooms. The primary suite features vaulted ceilings, a walk-in closet, and a 4-piece ensuite bath with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry room complete the space. The fully legal basement suite is move-in ready! Equipped with its own mechanical system, a full kitchen, living/dining area, spacious bedroom, full bathroom, and in-suite laundry, the suite offers the perfect solution for extended family or the opportunity to generate rental income. The backyard leads to the private detached garage, providing secure storage and parking for your vehicle. This new home comes with a builder warranty as

well as the Alberta New Home Warranty for added peace of mind.