

# \$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 a 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.

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	53
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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