

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

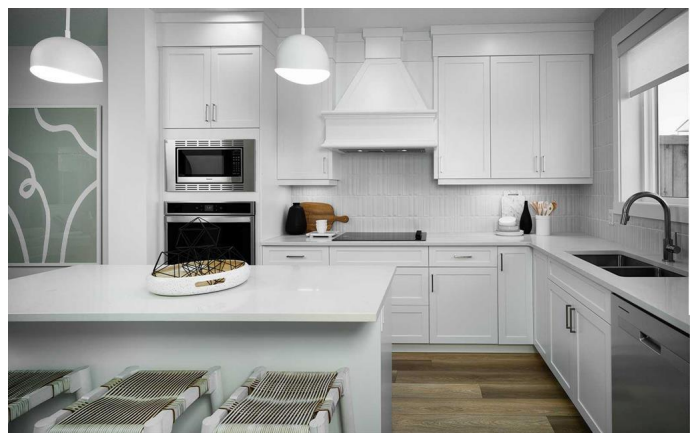
MLS® #A2201933

**\$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 | 33               |
| Zoning         | R-G              |
| HOA Fees       | 450              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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