

**28 Herron Walk NE**  
**Calgary, Alberta**

**MLS # A2177938**



**\$695,319**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,662 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	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 impressive brand-new home offers 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, two distinct living areas, and a fully legal 1-bedroom basement suite. The 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 2,300 square feet of thoughtfully developed living space spread over three levels. Located in the desirable heart of Livingston, this home is move-in ready, featuring a detached single garage and a spacious backyard. The main floor boasts expansive windows at both the front and back, allowing natural light to flood the space all day long. Situated directly across from green space, the home enjoys an open and airy feel with a peaceful, scenic setting. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment. The kitchen is a standout with full-height cabinetry, a large central island, a pantry, and a complete suite of stainless-steel appliances, including a French door fridge, gas range, chimney-style hood fan, and built-in microwave. It seamlessly flows into the dining area, with sliding patio doors leading out to the backyard—perfect for indoor-outdoor living. Upstairs, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features vaulted ceilings, a walk-in closet, and a luxurious 4-piece ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The fully legal basement suite is ready for immediate occupancy. It includes its own mechanical system, a full kitchen, pantry, living/dining area, a generously sized bedroom, a full bathroom, and in-suite laundry—ideal for multi-generational living or as a potential rental for added income. The backyard leads to the detached garage,

providing secure parking and extra storage space. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind.