

# \$579,900 - 40 Herron Walk Ne, Calgary

MLS® #A2215555

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,590 sqft

Residential on 0.05 Acres

Livingston, Calgary, Alberta

Another gorgeous, brand new - never lived in home by EXCEL HOMES. Introducing the NOVA. Nestled in the vibrant Northeast community of Livingston, facing a lovely park / greenspace. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways.. This attached home offers 1590 sf of well designed living space. Delivered in an open, contemporary design, perfect for families and entertaining. There is a private SIDE ENTRY that leads to your basement level! Your covered front entry leads you into a spacious foyer. Your front great room offers big windows & fireplace. The adjacent family size dining room provides that space for cozy dinners & larger dinner parties! Your dream kitchen overlooks your sunny southeast facing backyard. You'll find sleek stone countertops, SS appliances, including chimney fan and built in microwave. Loads of over height cabinets for storage, pot/pan drawers & lots of counter space for prepping! Your island offers a lunch counter - truly the heart of the home! Moving up to the 2nd level...there's a generous bonus room separating the primary suite from bedrooms 2 & 3! The primary suite offers a luxurious ensuite & a walk in closet. Here you'll also find a conveniently placed laundry



closet as well as a 4 piece family bathroom.  
(all bathrooms have stone countertops). This home will include a single rear garage (seasonal build). This home is beautifully upgraded - 9' ceilings, luxury vinyl plank flooring, black farmhouse lighting. This home is certified built green & includes all the cost saving features that makes Excel Homes a wise choice. Quick possession is available.

Built in 2025

**Essential Information**

MLS® #	A2215555
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,590
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	40 Herron Walk Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Z2

**Amenities**

Amenities	Other
Parking Spaces	1
Parking	Single Garage Detached

# of Garages 1

## Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, See Remarks

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

## Exterior

Exterior Features Private Entrance

Lot Description Rectangular Lot

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed May 3rd, 2025

Days on Market 48

Zoning R-Gm

HOA Fees 465

HOA Fees Freq. ANN

## Listing Details

Listing Office CIR Realty

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