\$579,900 - 47 Herron Walk Ne, Calgary

MLS® #A2237515

\$579,900

3 Bedroom, 3.00 Bathroom, 1,664 sqft Residential on 0.06 Acres

Livingston, Calgary, Alberta

This beautiful, brand-new home is fronting onto a green space and has been intelligently designed to offer 3 bedrooms, 2.5 bathrooms, two distinct living areas, and is located in desirable Livingston! The 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 1,700 square feet of thoughtfully developed living space spread over two levels and includes a single garage with parking pad. The main floor boasts expansive southeast-facing front windows allowing natural light to flood the living space all day long. 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 large corner pantry, and a complete suite of stainless-steel appliances, including a French door fridge, range, chimney-style hood fan, and built-in microwave. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyardâ€"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 a walk-in closet, and a luxurious 4-piece ensuite with dual sinks. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The basement is ready for the new owner's imagination. There is ample space for a generously sized living area, an additional







bedroom, and a full bathroom. The backyard has ample space for the family and leads to the single detached garage with additional space for a vehicle and storage. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. Situated a short walk from a playground and quick access to the scenic walking paths of the community and residents association, this home offers a tranquil location. **Please note photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

Essential Information

MLS® # A2237515 Price \$579,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,664 Acres 0.06 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 47 Herron Walk Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2L2

Amenities

Amenities None

Parking Spaces 2

Parking Pad, Single Garage Detached

of Garages 1

Interior

Interior Features Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz

Counters, Separate Entrance, Vinyl Windows

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer,

Range

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard, Private Entrance

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Private

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 13th, 2025

Days on Market 112
Zoning R-G
HOA Fees 450
HOA Fees Freq. ANN

Listing Details

Listing Office Charles

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.