



THE
A-TEAM

**RE/MAX
FIRST**

32 HERRON Walk, Calgary T3P 1Z2

MLS®#: **A2171683** Area: **Livingston** Listing Date: **10/11/24** List Price: **\$699,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,251 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Parking Pad,Single Garage Detached**

Finished Floor Area
 Abv Sqft: **1,682**
 Low Sqft:
 Ttl Sqft: **1,682**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`0" x 8`5"	Dining Room	Main	13`3" x 8`6"
Living Room	Main	17`1" x 12`3"	Laundry	Upper	6`8" x 6`4"
Bedroom - Primary	Upper	12`9" x 10`10"	4pc Ensuite bath	Upper	12`4" x 5`10"
Bedroom	Upper	12`1" x 8`3"	Bedroom	Upper	9`1" x 8`7"
4pc Bathroom	Upper	7`11" x 5`0"	2pc Bathroom	Main	8`3" x 3`0"
Bonus Room	Upper	11`11" x 11`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0

Remarks

Pub Rmks: **A beautiful brand new Wicklow model built by Brookfield Residential in the heart of Livingston with a fully legal basement suite + single detached garage! This new home features 3 bedrooms, 2.5 bathrooms and nearly 1, 700 square feet of living space above grade + a fully legal 1 bedroom basement suite, a full backyard and detached garage! The main level features walls of windows at both the front and back of the home - allowing for natural light to pour through the living space all day long. The desirable location facing green space creates a more open and inviting space. There are 9' ceilings throughout the main level adding to the comforts of everyday living in this open space. The large kitchen overlooks the dining area and has patio doors that look over the backyard. The upper level features a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite includes a walk-in closet and 4pc ensuite. Two more bedrooms, a full bathroom and laundry room complete the upper level. The fully legal basement suite is move-in ready and perfect for those needing extra space for family or those looking to rent out this space for additional income. The backyard leads to the private detached garage where you can keep your vehicle and valuables safe all year long. This brand new home includes builder warranty and Alberta New Home Warranty! **Please note: Photos are from a show home model and are not an exact representation of the property that is for sale.**

Inclusions: **SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer**
Property Listed By: **Charles**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







