

24 HERRON Walk, Calgary T3P 1Z2

A2177937 11/11/24 List Price: \$682,253 MLS®#: Area: Livingston Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:

General Information

Prop Type: Residential Sub Type: Semi Detached (Half

Duplex) Finished Floor Area

City/Town: Calgary Abv Saft: 1,627 DOM

Layout

4 (3 1)

2 1

3.5 (3 1)

2 Storey, Side by Side

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

1.627

11

2024 Low Sqft: Year Built: Ttl Sqft: Lot Information

Lot Sz Ar: 2.252 saft

Lot Shape:

Access:

Lot Feat: Back Lane, Back Yard

Park Feat: Parking Pad, Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Stone, Vinyl Siding, Wood Frame

Flooring:

Ext Feat: Other Carpet, Ceramic Tile, Vinyl

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer

Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Utilities:

Sewer:

Room Information

Room Level **Dimensions** Room Level **Dimensions Great Room** Main 17`1" x 12`11" **Dining Room** Main 7`11" x 13`3" Kitchen Main 14`2" x 8`6" 2pc Bathroom Main

Bedroom - Primary Upper 11`0" x 13`0" 4pc Ensuite bath Upper **Bonus Room** Upper 10'0" x 12'0" Laundry Upper

Bedroom Upper 8`7" x 9`1" **Bedroom** 8`2" x 12`0" Upper 10'9" x 10'9" 4pc Bathroom Upper 0'0" x 0'0" **Bedroom** Basement

Living Room Basement 12`8" x 12`10" 4pc Bathroom **Basement** Kitchen Basement 9`2" x 8`9"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-Gm

0

Legal Desc:

Remarks

Pub Rmks:

This spacious brand-new home offers 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, 2 living areas, and a fully legal 1-bedroom basement suite. The 'Wicklow' model by Brookfield Residential is the perfect modern home, with just over 2,200 square feet of developed space across 3 levels. Ideally located in the heart of Livingston, this home is completely move-in ready, complete with a detached single garage and a backyard. The main floor features expansive windows at both the front and rear of the home, flooding the space with natural light throughout the day. Positioned directly across from green space, the home enjoys a bright, open feel and a peaceful setting. The open-concept design is enhanced by 9-foot ceilings on the main level, creating a sense of spaciousness and comfort. The kitchen features full-height cabinetry, a large island, a pantry, and a suite of stainless-steel appliances, including a French door fridge, gas range, chimney hood fan, and built-in microwave. The large kitchen overlooks the dining area, and sliding patio doors open to the backyard, ideal for indoor-outdoor living. Upstairs, a central bonus room divides the priwate primary suite from the additional bedrooms. The primary suite features vaulted ceilings, a walk-in closet, and a 4-piece ensuite bath with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry room complete the space. The fully legal basement suite is move-in ready! Equipped with its own mechanical system, a full kitchen, living/dining area, spacious bedroom, full bathroom, and in-suite laundry, the suite offers the perfect solution for extended family or the opportunity to generate rental income. The backyard leads to the private detached garage, providing secure storage and parking for your vehicle. This new home comes with a builder warranty as well as the Alberta New Home Warranty for added peace of mind.

Inclusions: Basement suite - Dishwasher, Stove, OTR Microwave, Refrigerator, Stacked Washer/Dryer

Property Listed By: Charles

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















