



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 HERRON Walk, Calgary T3P 1Z2**

MLS®#: **A2177938**

Area: **Livingston**

Listing Date: **11/11/24**

List Price: **\$686,919**

Status: **Pending**

County: **Calgary**

Change: **-\$8k, 26-Nov**

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: **2,252 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Single Garage Detached**

Finished Floor Area  
Abv Sqft: **1,662**  
Low Sqft:  
Ttl Sqft: **1,662**

DOM

**82**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

Parking  
Ttl Park: **2**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **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:

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 9`6"	2pc Bathroom	Main	
Bedroom - Primary	Upper	11`0" x 13`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Bonus Room	Upper	10`0" x 12`0"	Laundry	Upper	
Bedroom	Upper	8`7" x 9`1"	Bedroom	Upper	8`2" x 12`0"
4pc Bathroom	Upper		Bedroom	Basement	10`9" x 10`9"
Living Room	Basement	12`8" x 12`10"	Kitchen	Basement	9`2" x 8`9"

4pc Bathroom

Basement

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Gm**

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Remarks

Pub Rmks: **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.**

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













