



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**119 HERRON Walk, Calgary T3P 2K8**

MLS® #: **A2201933**

Area: **Livingston**

Listing Date: **03/14/25**

List Price: **\$689,488**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 29-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,681**

Year Built:

**2025**

Low Sqft:

Lot Information

Ttl Sqft:

**1,681**

Lot Sz Ar:

**2,596 sqft**

Lot Shape:

DOM

**20**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Private,Rectangular Lot**

**Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Wood Frame**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**

Int Feat:

**Double Vanity,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0**

Zoning:

**R-G**

Remarks

Pub Rmks:

**The brand new Alder by Brookfield Residential offers intelligent design combined with functionality that fits virtually every homeowner's needs! With over 2,300 square feet of developed space, this home has a total of 3 bedrooms, 2.5 bathrooms above grade + a fully developed legal 2 BEDROOM basement suite with private**

entrance + single detached garage. The open concept main living area creates a bright and inviting space that is designed with entertaining in mind. The gourmet kitchen is complete with a suite of built-in appliances, has a large pantry for extra storage, and includes a central island with additional seating space. Walls of windows at either end of the home make for a bright and open kitchen, living and dining area all day long. A mud room off the back entrance and 2 pc powder room complete the main level. The upper level features a central bonus room - the perfect TV area / additional living space that provides added privacy, separating the primary suite from the secondary bedrooms. The primary suite is complete with a 4 pc en suite with dual sinks and a walk-in shower + a walk-in closet. Two more bedrooms, a full bathroom, laundry room and linen closet complete the second level. The legal 2 bedroom basement suite is accessed via a private side entrance. The legal suite has a large kitchen, living/dining area and two bedrooms at opposite ends of the home. The legal suite is complete with a full bathroom and its own laundry. The exterior has a private yard space and single detached garage + parking pad - providing a space to keep your vehicle and valuables safe all year long. This brand new home comes with builder warranty + Alberta New Home Warranty. **\*\*Please note: property is under construction and photos are not an exact representation of the property for sale.**

Inclusions:  
Property Listed By:

**SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.  
Charles**

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



