



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2203230**

Area: **Livingston**

Listing Date: **03/18/25**

List Price: **\$589,488**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 29-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2025**

Lot Information

Lot Sz Ar:

**2,596 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,664**

Low Sqft:

Ttl Sqft:

**1,664**

DOM

**32**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

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

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Rectangular Lot  
Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

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,Range Hood,Refrigerator,Washer**

Int Feat:

**Double Vanity,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>17`0" x 13`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 13`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Bonus Room</b>	<b>Upper</b>	<b>10`3" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`6" x 12`11"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>8`2" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`8" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>		<b>Laundry</b>	<b>Upper</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

0

Zoning:  
**R-G**

Remarks

Pub Rmks:

**A beautiful brand new Wicklow model built by Brookfield Residential in the heart of Livingston with a single detached garage + parking pad! This new home features 3 bedrooms, 2.5 bathrooms and nearly 1,700 square feet of living space above grade + a full basement that awaits your imagination and includes a side-entrance with direct access to outside! There are 9' ceilings throughout the main level adding to the comforts of everyday living in this open space. The large gourmet kitchen is complete with a built-in chimney hood fan and built-in microwave, and overlooks the dining area that has patio doors that look over the backyard. The expansive great room at the front of the home has a wall of windows that allow natural light to flow through the main level all day! 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 with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and laundry room complete the upper level. A private side entrance leads to the basement that awaits your imagination. 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:  
Property Listed By:

**N/A**  
**Charles**

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







