

\$649,900 - 19 Herron Walk Ne, Calgary

MLS® #A2260668

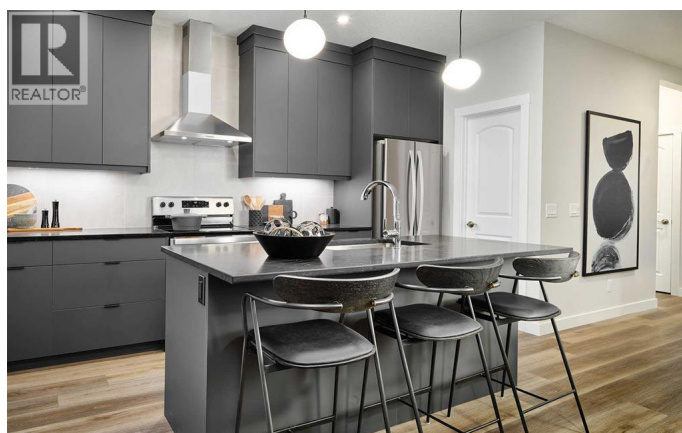
\$649,900

4 Bedroom, 4.00 Bathroom, 1,629 sqft

Single Family on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to the stunning, brand-new Wicklow, built by Brookfield Residential, featuring a legal basement suite and ideally situated in the heart of Livingston, fronting onto a beautiful green space! This thoughtfully designed home offers nearly 1,700 sq. ft. of above-grade living space, with 3 bedrooms, 2.5 bathrooms, a fully legal 1-bedroom basement suite with a private side entrance, and a single-garage with a parking pad, perfect for a rental suite, extended family, or guests. The main level features 9' ceilings that enhance the sense of space and comfort throughout. At the heart of the home is a gourmet kitchen equipped with a built-in chimney hood fan and a built-in microwave, opening directly to the dining area and patio doors that lead to the backyard. The spacious front great room is filled with natural light from its expansive windows, creating a bright and welcoming atmosphere all day long. Upstairs, a central bonus room smartly separates the primary suite from the additional bedrooms, offering extra privacy. The primary suite includes 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 a laundry room complete the upper level. The fully finished basement features a self-contained legal 1-bedroom suite with a full kitchen and separate entrance, an incredible added value whether you're looking for rental income or multi-generational living options. The backyard leads to a private single-detached garage plus an additional



parking pad for extra convenience. This home is also protected by both the builder's warranty and Alberta New Home Warranty for added peace of mind. **Note: Photos shown are of a show home model and may not be an exact representation of the property for sale.
(id:6289)

Built in 2025

Essential Information

Listing #	A2260668
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,629
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	19 Herron Walk Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P2L2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage, Parking Pad
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Range, Dryer, Microwave, Hood Fan
Heating	Forced air

Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Charles



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