

\$659,900 - 43 Herron Walk Ne, Calgary

MLS® #A2249320

\$659,900

5 Bedroom, 4.00 Bathroom, 1,681 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

The brand new Alder by Brookfield Residential offers intelligent design combined with functionality that fits virtually every homeowner's needs and sits on a lot that fronts onto a green space! With over 2,300 square feet of developed space, this home has a total of 2 living areas, 3 bedrooms, 2.5 bathrooms above grade + an fully legal 2 BEDROOM basement suite with private side entrance access + a single detached garage and parking pad! 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 professionally developed legal 2 bedroom basement suite includes a side entrance for direct access and has a full kitchen, living area and private laundry! The exterior of this property has a



large 10'x10' deck off the back of the home that overlooks the 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. Kitchen does not include built-in wall oven, it's a stand alone range.

Built in 2025

Essential Information

MLS® #	A2249320
Price	\$659,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,681
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	43 Herron Walk Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L2

Amenities

Amenities	None
Parking Spaces	2

Parking	Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	44
Zoning	RG
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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