



**DJ Golden**  
**REAL ESTATE**

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**43 Herron Walk NE**  
**Calgary, Alberta**

**MLS # A2249320**



**\$659,900**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                                                               |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                       |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                          |               |                  |
| <b>Size:</b>     | 1,681 sq.ft.                                                             | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached                                      |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot |               |                  |

|                    |                                                |                   |    |
|--------------------|------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                     | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -  |

**Features:** Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

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

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.