

**19 Herron Walk NE**  
**Calgary, Alberta**

**MLS # A2260668**



**\$649,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,629 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<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, 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>	Finished, Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Suite Appliances - Dishwasher, OTR Microwave, Refrigerator, Stove, Stacked Washer/Dryer.

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.