



**19 Herron Walk NE
Calgary, Alberta**

MLS # A2260668



\$649,900

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|------------------|---|-------------------------------|
| Division: | Livingston | |
| Type: | Residential/Duplex | |
| Style: | 2 Storey, Attached-Side by Side | |
| Size: | 1,629 sq.ft. | Age: 2025 (1 yrs old) |
| Beds: | 4 | Baths: 3 full / 1 half |
| Garage: | Parking Pad, Single Garage Detached | |
| Lot Size: | 0.06 Acre | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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.