



## 28 Herron Walk Calgary Alberta

\$695,319

This impressive brand-new home offers 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, two distinct living areas, and a fully legal 1-bedroom basement suite. The 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 2,300 square feet of thoughtfully developed living space spread over three levels. Located in the desirable heart of Livingston, this home is move-in ready, featuring a detached single garage and a spacious backyard. The main floor boasts expansive windows at both the front and back, allowing natural light to flood the space all day long. Situated directly across from green space, the home enjoys an open and airy feel with a peaceful, scenic setting. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment. The kitchen is a standout with full-height cabinetry, a large central island, a pantry, and a complete suite of stainless-steel appliances, including a French door fridge, gas range, chimney-style hood fan, and built-in microwave. It seamlessly flows into the dining area, with sliding patio doors leading out to the backyard—perfect for indoor-outdoor living. Upstairs, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features vaulted ceilings, 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 an upper-level laundry room complete this level. The fully legal basement suite is ready for immediate occupancy. It includes its own mechanical system, a full kitchen, pantry, living/dining area, a generously sized bedroom, a full bathroom, and in-suite laundry—ideal for multi-generational living or as a potential rental for added income. The backyard leads to the detached garage, providing secure parkin...

Bedroom 10.75 Ft x 10.75 Ft

Living room 12.67 Ft x 12.83 Ft

Kitchen 9.17 Ft x 8.75 Ft

4pc Bathroom Measurements not available

Great room 17.08 Ft x 12.92 Ft

Dining room 7.92 Ft x 13.25 Ft

4pc Bathroom .00 Ft

Primary Bedroom 11.00 Ft x 13.00 Ft

Bonus Room 10.00 Ft x 12.00 Ft

Laundry room Measurements not available

Bedroom 8.58 Ft x 9.08 Ft

Bedroom 8.17 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Kitchen** 14.17 Ft x 9.50 Ft

**4pc Bathroom** Measurements not available

**2pc Bathroom** Measurements not available