



## 36 Herron Walk Calgary Alberta

\$643,288

A beautiful brand new Wicklow model built by Brookfield Residential in the heart of Livingston with a single detached garage! This new home features 3 bedrooms, 2.5 bathrooms and nearly 1,700 square feet of living space above grade + a full basement that awaits your imagination and includes a side-entrance with direct access to outside! The desirable location facing green space creates a more open and inviting space. There are 9' ceilings throughout the main level adding to the comforts of everyday living in this open space. The large kitchen overlooks the dining area and has patio doors that look over the backyard. The upper level features a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite includes a walk-in closet and 4pc ensuite. Two more bedrooms, a full bathroom and laundry room complete the upper level. A private side entrance leads to the basement that awaits your imagination. The backyard leads to the private detached garage where you can keep your vehicle and valuables safe all year long. This brand new home includes builder warranty and Alberta New Home Warranty! \*\*Please note: Photos are from a show home model and are not an exact representation of the property that is for sale. (id:6769)

Kitchen 14.00 Ft x 8.42 Ft  
Dining room 13.25 Ft x 8.50 Ft  
Living room 17.08 Ft x 12.25 Ft  
2pc Bathroom 8.25 Ft x 3.00 Ft  
Bonus Room 11.92 Ft x 11.67 Ft  
Primary Bedroom 12.75 Ft x 10.83 Ft

4pc Bathroom 12.33 Ft x 5.83 Ft  
Bedroom 12.08 Ft x 8.25 Ft  
Bedroom 9.08 Ft x 8.58 Ft  
4pc Bathroom 7.92 Ft x 5.00 Ft  
Laundry room 6.67 Ft x 6.33 Ft

Listing Presented By:



Originally Listed by:  
Charles

<http://www.kevinfrench.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca