



## 47 Herron Walk Calgary Alberta

\$592,101

This beautiful, brand-new home has been intelligently designed to offer 3 bedrooms, 2.5 bathrooms, two distinct living areas, and is located in desirable Livingston! The 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 1,700 square feet of thoughtfully developed living space spread over two levels. The main floor boasts expansive southeast-facing front windows allowing natural light to flood the living space all day long. 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 large corner pantry, and a complete suite of stainless-steel appliances, including a French door fridge, range, chimney-style hood fan, and built-in microwave. The kitchen 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 a walk-in closet, and a luxurious 4-piece ensuite with dual sinks. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The basement is ready for the new owner's imagination. There is ample space for a generously sized living area, an additional bedroom, and a full bathroom. The backyard has ample space for the family and leads to the single detached garage with additional space for a vehicle and storage. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. Situated a short walk from a playground and quick access to the scenic walking paths of the community and residence association, this home offers a tranquil location.

**\*\*Please note photos are from a show home model and are not...**

Great room 17.08 Ft x 12.92 Ft

Dining room 7.92 Ft x 13.25 Ft

2pc Bathroom Measurements not available

Bonus Room 10.00 Ft x 12.00 Ft

Primary Bedroom 11.00 Ft x 13.00 Ft

4pc Bathroom Measurements not available

Bedroom 8.17 Ft x 12.00 Ft

Bedroom 8.58 Ft x 9.08 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



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