



## 32 Herron Walk Calgary Alberta

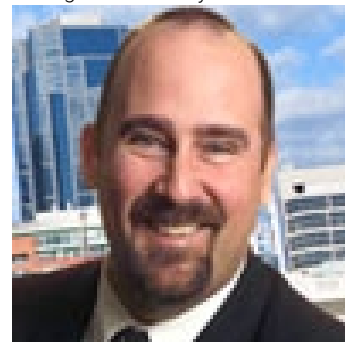
\$699,888

A beautiful brand new Wicklow model built by Brookfield Residential in the heart of Livingston with a fully legal basement suite + single detached garage! This new home features 3 bedrooms, 2.5 bathrooms and nearly 1,700 square feet of living space above grade + a fully legal 1 bedroom basement suite, a full backyard and detached garage! The main level features walls of windows at both the front and back of the home - allowing for natural light to pour through the living space all day long. 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. The fully legal basement suite is move-in ready and perfect for those needing extra space for family or those looking to rent out this space for additional income. 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  
Laundry room 6.67 Ft x 6.33 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

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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