

# \$569,900 - 44 Herron Walk Ne, Calgary

MLS® #A2232075

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,621 sqft

Residential on 0.05 Acres

Livingston, Calgary, Alberta

Back on market due to financing. Another gorgeous, brand new - never lived in home by EXCEL HOMES. Introducing the NOVA. Nestled in the vibrant Northeast community of Livingston, facing a lovely park / greenspace. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways.. This attached home offers over 1600 sf of well designed living space. Delivered in an open, contemporary design, perfect for families and entertaining. There is a private SIDE ENTRY that leads to your basement level! Your covered front entry leads you into a spacious foyer. Your front great room offers big windows & fireplace. The adjacent family size dining room provides that space for cozy dinners & larger dinner parties! Your dream kitchen overlooks your sunny southeast facing backyard. You'll find sleek stone countertops, SS appliances, including chimney fan and built in microwave. Loads of crisp white over height cabinets for storage, pot/pan drawers & lots of counter space for prepping! Your island offers a lunch counter - truly the heart of the home! Moving up to the 2nd level...there's a generous bonus room separating the primary suite from bedrooms 2 & 3! The primary bedroom offers a luxurious ensuite & a walk in closet. Here you'll also find a conveniently placed laundry closet



as well as a 4 piece family bathroom. (all bathrooms have stone countertops). This home will include a single rear garage to keep your vehicle protected. This home is beautifully upgraded - 9' ceilings, luxury vinyl plank flooring, sprinkler system to main and upper floors & contemporary lighting. This home is certified built green & includes all the cost saving features that makes Excel Homes a wise choice. Quick possession is available. Includes front and backyard SOD & gravel to side yard

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2232075               |
| Price          | \$569,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,621                  |
| Acres          | 0.05                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 44 Herron Walk Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P 1Z2           |

**Amenities**

|           |            |
|-----------|------------|
| Amenities | Playground |
|-----------|------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, See Remarks, Stone Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                         |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Electric, Family Room                                                                          |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Unfinished                                                                               |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard, Playground |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding             |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 66              |
| Zoning         | R-Gm            |
| HOA Fees       | 465             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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