

# \$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	71
Zoning	R-Gm
HOA Fees	465
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.