

\$579,900 - 40 Herron Walk Ne, Calgary

MLS® #A2215555

\$579,900

3 Bedroom, 3.00 Bathroom, 1,590 sqft

Residential on 0.05 Acres

Livingston, Calgary, Alberta

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 1590 sf of well designed living space. Delivered in an open, contemporary design, perfect for families and entertaining. 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 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 suite 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 (seasonal build). This home is beautifully upgraded - 9' ceilings, luxury vinyl plank flooring, black farmhouse lighting. This home is certified built green & includes all the cost saving features that makes Excel Homes a wise choice. Quick possession is available.

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2215555 |
| Price | \$579,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,590 |
| Acres | 0.05 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 40 Herron Walk Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1Z2 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 3rd, 2025 |
| Days on Market | 52 |
| Zoning | R-Gm |
| HOA Fees | 465 |
| HOA Fees Freq. | ANN |

Listing Details

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

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