

# \$664,968 - 127 Herron Walk Ne, Calgary

MLS® #A2220682

**\$664,968**

4 Bedroom, 4.00 Bathroom, 1,629 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Brand New Brookfield Wicklow Model with Legal Basement Suite in the Heart of Livingston! Welcome to this stunning brand new Wicklow model by Brookfield Residential, ideally located in the vibrant community of Livingston. This thoughtfully designed home offers nearly 1,700 sq. ft. of above-grade living space, with 3 bedrooms, 2.5 bathrooms, and a fully legal 1-bedroom basement suite with a private side entrance—perfect for a rental suite, extended family, or guests. The main level features 9' ceilings that enhance the sense of space and comfort throughout. At the heart of the home is a gourmet kitchen equipped with a built-in chimney hood fan and built-in microwave, opening directly to the dining area and patio doors that lead to the backyard. The spacious front great room is filled with natural light from its expansive windows, creating a bright and welcoming atmosphere all day long. Upstairs, a central bonus room smartly separates the primary suite from the additional bedrooms, offering extra privacy. The primary suite includes a walk-in closet and a luxurious 4-piece ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom, and a laundry room complete the upper level. The fully finished basement features a self-contained legal 1-bedroom suite with a full kitchen and separate entrance—an incredible added value whether you're looking for rental income or multi-generational living options. The backyard leads to a private single



detached garage plus an additional parking pad for extra convenience. This home is also protected by both the builder warranty and Alberta New Home Warranty for added peace of mind. \*\*Note: Photos shown are of a show home model and may not be an exact representation of the property for sale.

Built in 2025

**Essential Information**

MLS® #	A2220682
Price	\$664,968
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,629
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	127 Herron Walk Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2K8

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	88
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
----------------	---------

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.