

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

MLS® #A2215555

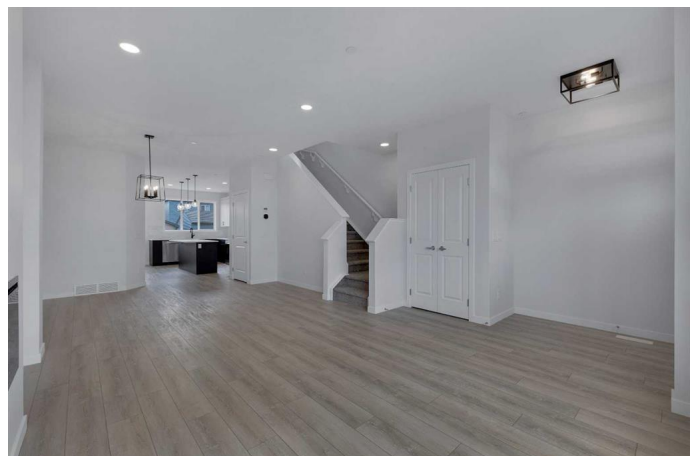
\$579,900

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. 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 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, Washer, See Remarks, Stove(s)

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 46

Zoning R-Gm

HOA Fees 465

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.