

# \$614,900 - 116 Herron Walk Ne, Calgary

MLS® #A2237061

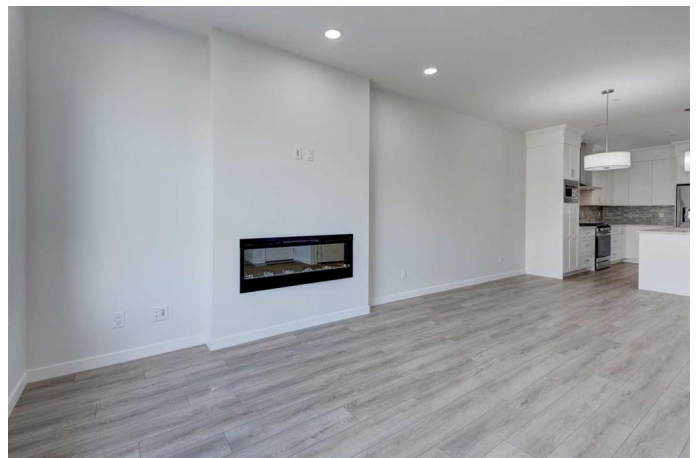
**\$614,900**

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering 1733 SF above grade. This home comes complete with a SIDE ENTRANCE, for ease of future development. Nestled in the vibrant Northeast community of Livingston. 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. The COHEN offers a sprawling 1733 square feet of thoughtfully designed living space, perfect for both families and entertaining. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The main floor boasts luxury vinyl plank flooring & 9' knockdown ceilings. The chef-quality kitchen stands as the heart of the home, equipped with ceiling-height cabinets, two banks of pot/pan drawers, and upgraded stainless steel appliances. The expansive engineered stone countertops, a large island with seating, and a convenient pantry make it a dream kitchen for those who love to cook and entertain. On the main floor you'll also find a FLEX ROOM that can be used as a home office, guest bedroom or playroom. and half bath for convenience.. Ascend to the second level where leisure meets luxury in the large central bonus room featuring pot lighting & vaulted ceilings â€”



ideal for movie nights and family gatherings. The primary bedroom is a true retreat, boasting a walk-in closet and a spa-like ensuite. Additionally, two more generously sized bedrooms provide ample space and easy access to the main bathroom. The convenience continues with a laundry room (w/folding counter), strategically located on the same floor. The possibilities extend into the UNDEVELOPED basement - SEPERATE SIDE ENTRY. Step outside to a southeast-facing backyard that's perfect for relaxation and outdoor activities. You'll love the convenience of your rear detached garage 21x12 w/additional gravel parking pad. Ensure the security of interior sprinkler system to main and upper floor. Sod will be provided to front and back yards. Don't miss the chance to own this never-lived-in gem with quick possession available. Experience the blend of luxury, comfort, and convenience in Livingstonâ€™welcome to your new dream home at the COHEN.

Built in 2025

**Essential Information**

MLS® #	A2237061
Price	\$614,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	116 Herron Walk Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Y9

### **Amenities**

Amenities	Playground, Park
Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other, Playground
Lot Description	Back Lane, Rectangular Lot, See Remarks
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	60
Zoning	R-Gm
HOA Fees	465
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            CIR Realty

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