



GRASSROOTS
REALTY GROUP

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43 Herron Walk NE
Calgary, Alberta

MLS # A2249320



\$686,179

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,681 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

The brand new Alder by Brookfield Residential offers intelligent design combined with functionality that fits virtually every homeowner's needs! With over 2,300 square feet of developed space, this home has a total of 2 living areas, 3 bedrooms, 2.5 bathrooms above grade + an fully legal 2 BEDROOM basement suite with private side entrance access + a single detached garage! The open concept main living area creates a bright and inviting space that is designed with entertaining in mind. The gourmet kitchen is complete with a suite of built-in appliances, has a large pantry for extra storage, and includes a central island with additional seating space. Walls of windows at either end of the home make for a bright and open kitchen, living and dining area all day long. A mud room off the back entrance and 2 pc powder room complete the main level. The upper level features a central bonus room - the perfect TV area / additional living space that provides added privacy, separating the primary suite from the secondary bedrooms. The primary suite is complete with a 4 pc en suite with dual sinks and a walk-in shower + a walk-in closet. Two more bedrooms, a full bathroom, laundry room and linen closet complete the second level. The professionally developed legal 2 bedroom basement suite includes a side entrance for direct access and has a full kitchen, living area and private laundry! The exterior of this property has a large 10'x10' deck off the back of the home that overlooks the private yard space and single detached garage + parking pad - providing a space to keep your vehicle and valuables safe all year long. This brand new home comes with builder warranty + Alberta New Home Warranty. **Please note: property is under construction and photos are not an exact representation of the property for sale. Kitchen does not include built-in wall oven, it's a stand alone range.

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