

# \$729,900 - 143 Herron Walk Ne, Calgary

MLS® #A2215565

**\$729,900**

5 Bedroom, 5.00 Bathroom, 1,726 sqft  
Residential on 0.12 Acres

Livingston, Calgary, Alberta

Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering 1726 SF above grade with a FULLY DEVELOPED, TWO BEDROOM SUITE, W SEPARATE ENTRANCE AND FULL APPLIANCE PACKAGE. Nestled in the vibrant North-central 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 1726 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 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, including a gas range, chimney fan, and built-in microwave. 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. The main floor also features versatile luxury vinyl plank flooring. 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 vaulted ceilings & pot lighting – ideal for movie nights and family gatherings. The primary bedroom is a true retreat, boasting a walk-in closet and a spa-like ensuite with stone vanity tops. 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 FULLY DEVELOPED basement - SEPERATE SIDE ENTRY to your LEGAL TWO BEDROOM BASEMENT SUITE. Your suite is built to upstairs standards & offers TWO bedrooms, TWO FULL BATHS, full kitchen w/lots of storage cabinets, SS appliances, PRIVATE LAUNDRY, vinyl plank flooring. Step outside to a southeast-facing backyard that's perfect for relaxation and outdoor activities & your deck is already built. You'll love the convenience of the REAR SINGLE DETACHED GARAGE (not yet built - seasonal item)! 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 Livingston – welcome to your new dream home at the COHEN.

Built in 2024

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2215565  |
| Price          | \$729,900 |
| Bedrooms       | 5         |
| Bathrooms      | 5.00      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 1,726     |
| Acres          | 0.12      |

|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 143 Herron Walk Ne |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 2K8            |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Other                               |
| Parking Spaces | 2                                   |
| Parking        | See Remarks, 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, Walk-In Closet(s), Stone Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Microwave, Stove(s), Washer, See Remarks  |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Playground   |
| Lot Description   | Back Lane, Front Yard, Corner Lot, See Remarks, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 2nd, 2025  
Days on Market                92  
Zoning                            R-Gm  
HOA Fees                        465  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty

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