# 63 Herron Walk NE

Calgary | Active | MLS® A2357274

**$569,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **3** | **2026** | **1,735.72 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by CIR Realty

# A closer look

Qualified buyers may qualify for the FSHB GST rebate program! Introducing the COHEN; a stunning BRAND-NEW home built by Excel Homes, an award-winning builder with over 35 years of experience, more than 15,000 homes constructed, and 75 industry and design awards. Excel continues to deliver exceptional quality, innovation, and long-lasting peace of mind. This home uniquely sits on a lot that front to an amazing park area with no through traffic - kids can run and play, fly kites or play sports with no worries! The Cohen delivers a refined blend of modern design and everyday practicality, with carefully curated upgrades throughout. The versatile MAIN FLOOR BEDROOM AND FULL BATHROOM offer flexibility for growing families, visiting guests or home office / business. Rich black accents create a gorgeous designer aesthetic with black farmhouse lighting and matte black plumbing fixtures. The chef quality kitchen stands as the heart of the home, equipped with ceiling height cabinets, two banks of drawers and upgraded SS appliances. You'll find engineered stone countertops in your new kitchen (and all bathrooms). Moving upstairs, you'll find a central bonus room w/vaulted ceilings; ideal for movie nights and family gathering. The primary bedroom is truly a retreat boasting a walk in closet and spa like ensuite w/dual sinks. Two more generous bedrooms, the main bathroom & your dedicated laundry room complete this level. Thoughtfully placed pot lights brighten the kitchen, great room and bonus room, while the black metal spindle railing adds sophistication throughout. A SEPARATE SIDE ENTRY, knockdown ceiling finish, 8'9" basement ceiling height, rear pressure treated landing and a 21 ' x 12' REAR DETACHED GARAGE complete this beautiful home. In addition, this home is equipped with complete interior sprinkler system to the main and upper floors, with sprinkler heads in the undeveloped basement. Your rear landing is already in place, and sod to the front and backyard as well as gravel to the side yard is included ! This is a CERTIFIED BUILT GREEN HOME W/ PLATINUM STAUS!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2357274 |
| **Bedrooms** | 4 |
| **Bathrooms** | 3 |
| **Year Built** | 2026 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |

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|---|---|
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |
| **Total Living Area:** | 1,735.72 sq. ft. |
| **Main Level Finished Area:** | 856.67 sq. ft. |
| **Upper Level Finished Area:** | 879.05 sq. ft. |
| **Below Grade Finished Area:** | 813.12 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Lot Area:** | 2,551 sq. ft. |
| **Lot Frontage:** | 22'1¾" |
| **Front Exposure:** | Southeast |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 9 |
| **Year built:** | 2026 (Age: 0) |
| **Bedrooms:** | 4 (Above Grd: 4) |
| **Bedrooms Above Grade:** | 4 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:3, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2410328 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Unfinished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |

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|---|---|
| **New Constr.:** | Yes |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Parking Pad, Rear Drive |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Upper Level |
| **HOA Fee:** | $477.75 |
| **City Quadrant:** | Northeast |
| **Community:** | Livingston |
| **Amenities:** | Park, Picnic Area, Playground |
| **Appliances:** | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| **Inclusions:** | None |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 14'3" × 13'6" · |
| **Main Floor** | Kitchen · 13'5" × 13'1" · |
| **Main Floor** | Dining Room · 13'1" × 9'8" · |
| **Main Floor** | Bedroom · 10'9" × 8' · |
| **Main Floor** | Foyer · 5'6" × 4'9" · |
| **2nd Floor** | Bonus Room · 11' × 8'4" · |

| | |
|---|---|
| **2nd Floor** | Bedroom - Primary · 13'5" × 11'5" · |
| **2nd Floor** | Walk-In Closet · 6'2" × 4'9" · |
| **2nd Floor** | Bedroom · 14'4" × 8'1" · |
| **2nd Floor** | Bedroom · 10'11" × 8'7" · |
| **2nd Floor** | Laundry · 6'9" × 4'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | Breakfast Bar, Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Stone Counters |
| **Exterior Features:** | Playground |
| **Patio And Porch Features:** | Front Porch |
| **Lot Features:** | Back Lane, Front Yard, Greenbelt, Rectangular Lot, See Remarks |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | R-Gm |
| **Listed Date:** | Nov 11, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/63-herron-walk-ne-calgary-a2357274/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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