



THE
A-TEAM

**RE/MAX
FIRST**

332 CALHOUN Common, Calgary T3P 1T3

MLS® #: **A2099738**

Area: **Livingston**

Listing Date: **01/18/24**

List Price: **\$761,800**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,272 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,877**
Low Sqft:
Ttl Sqft: **1,877**

DOM

122

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Level, Private, Rectangular Lot, Views**
Park Feat: **Double Garage Attached, Driveway, Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Entrance, Private Yard**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

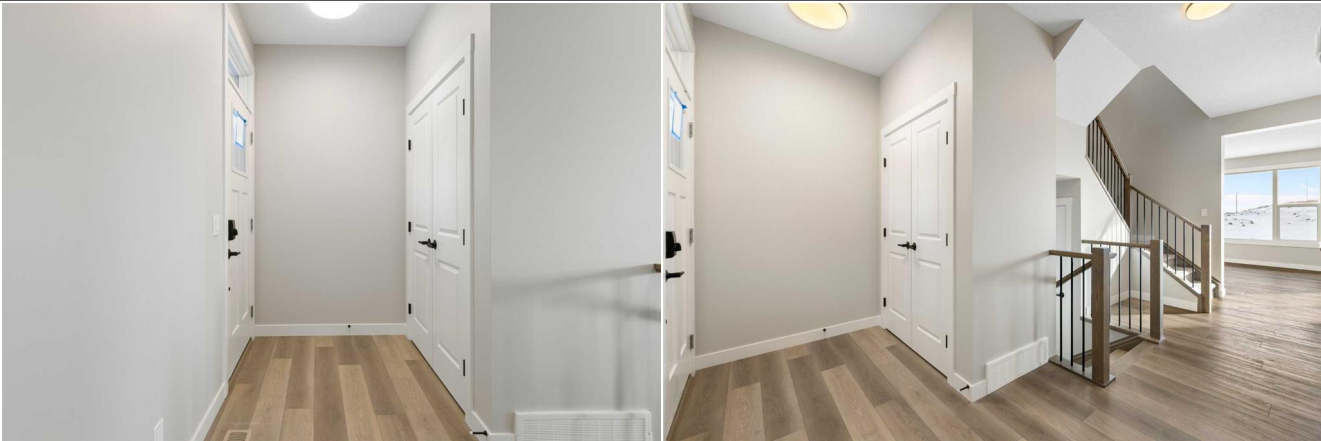
Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, None, Refrigerator, Washer**
Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)**
Utilities:

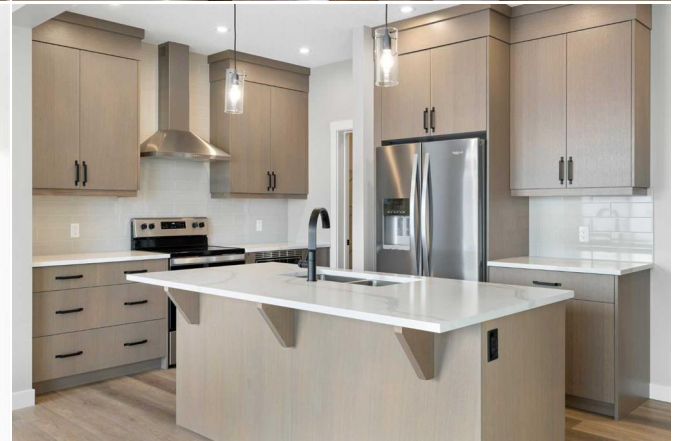
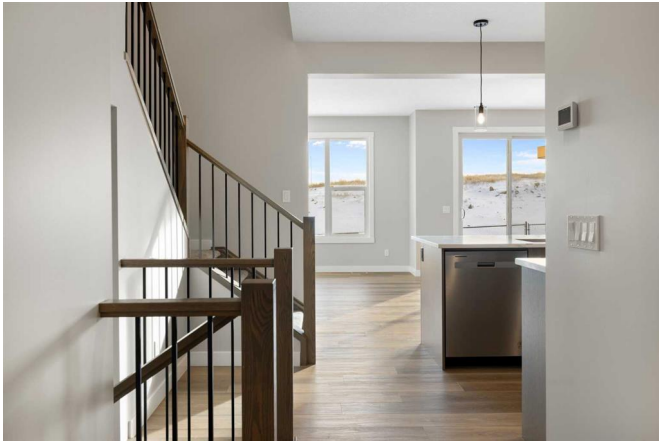
Room Information

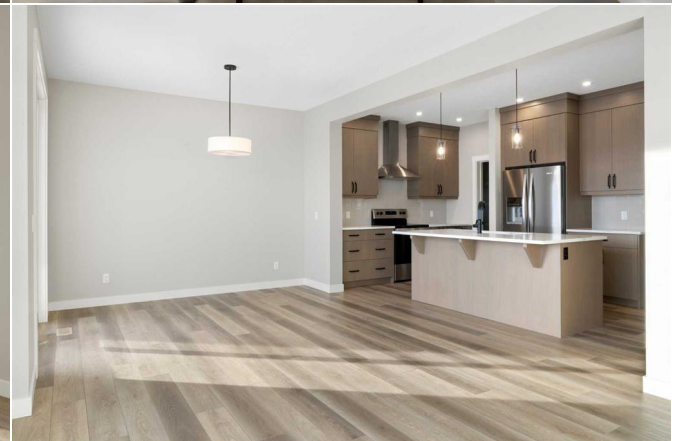
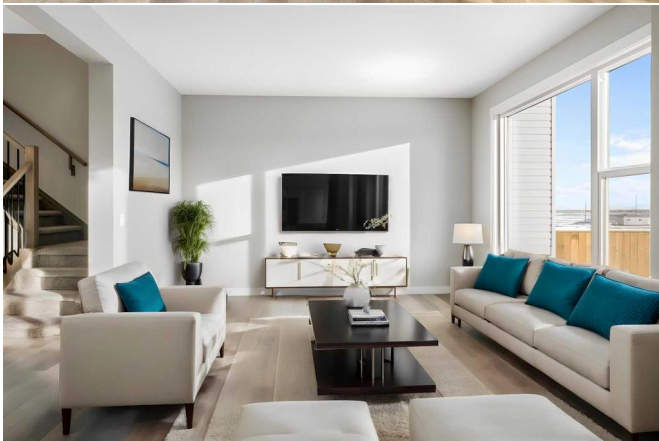
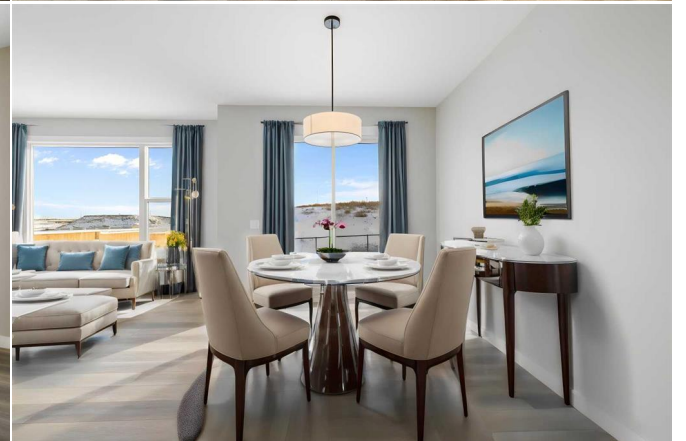
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 5`2"	Dining Room	Main	10`0" x 11`7"
Kitchen	Main	12`5" x 9`11"	Living Room	Main	12`10" x 13`7"
Other	Basement	21`5" x 31`4"	4pc Bathroom	Second	6`10" x 9`4"
5pc Ensuite bath	Second	9`11" x 11`6"	Bedroom	Second	9`1" x 14`3"
Bedroom	Second	8`11" x 15`7"	Loft	Second	16`3" x 14`6"

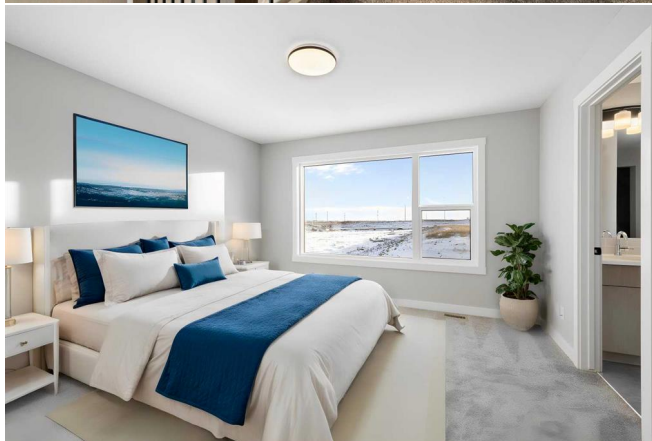
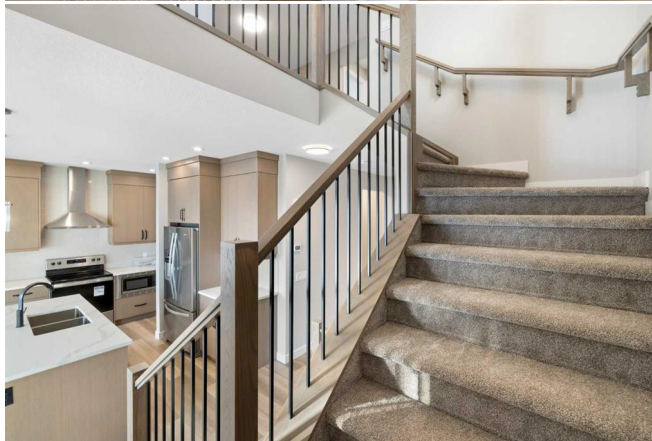
Bedroom - Primary	Second	12`7" x 12`5"	Walk-In Closet Legal/Tax/Financial	Second	6`4" x 7`2"
Title: Fee Simple Legal Desc:		Zoning: R-G	Remarks		
	2110879				
Pub Rmks:	BACKING ONTO GREEN SPACE!! Here is your opportunity to get into a BRAND NEW, NEVER LIVED IN home with SOUTH facing backyard without waiting the 12 months for it to be built. Welcome to the 'Rundle,' an exquisite home crafted by the award-winning Brookfield Residential, nestled in the thriving community of Livingston - one of Calgary's newest and most sought-after neighborhoods. Boasting nearly 1,900 square feet of living space across its top two levels, this 3-bedroom, 2.5-bathroom residence is thoughtfully designed with two living areas, an open-concept main level, a double attached garage, and a sprawling basement primed for a potential fourth bedroom, additional living space, full bathroom, and ample storage. The main level welcomes you with a bright and open layout, featuring an UPGRADED kitchen equipped with an island that seamlessly connects to both the living and dining areas. The kitchen is a chef's delight complete with gorgeous full height cabinetry, QUARTZ countertops, black fixtures and hardware, stainless steel appliances + a large walk through pantry! The main living room is LIGHT & BRIGHT featuring a wall of windows overlooking the backyard and best of all, enjoy the open views of the MASSIVE GREEN space directly behind your home!! A convenient 2-piece powder room and an expansive mudroom with access to your double attached garage round out the main level. Ascending to the upper level, you'll find a central bonus room that separates the primary suite from the secondary bedrooms. The primary bedroom serves as a true oasis, featuring a luxurious 5-piece ensuite with a soaker tub, walk-in shower, private water closet, and a spacious walk-in closet! Two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room complete the upper level. The open spindle railing and an open-to-below design allow natural light to grace this beautiful home throughout the day. This home is BRAND NEW & fully move-in ready, offering the assurance of a full builder warranty and the protection of Alberta New Home Warranty. Don't miss the opportunity to make this stunning residence your own and be a part of the vibrant Livingston community - schedule your viewing today!				
Inclusions: Property Listed By:	NA GREATER PROPERTY GROUP				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

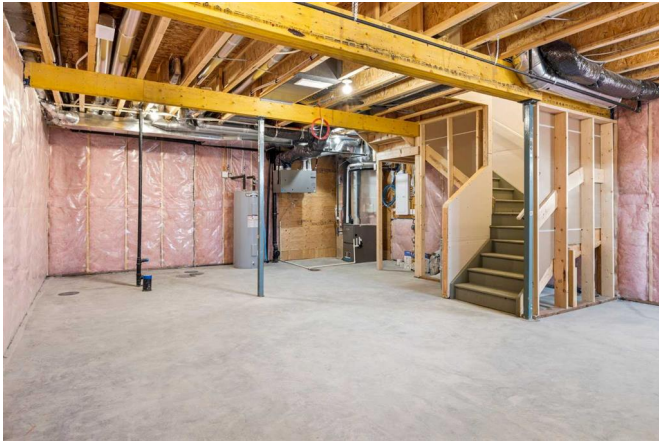












332 Calhoun Common NE, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1077.20 sq ft



While regions are included from this floor area in CLUED floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/01/16
GUIDE