



THE
A-TEAM

**RE/MAX
FIRST**

316 CALHOUN Common, Calgary T3P 1T3

MLS®#: **A2105676**

Area: **Livingston**

Listing Date: **02/11/24**

List Price: **\$868,786**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 05-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

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

Finished Floor Area

Abv Sqft: **2,469**

Low Sqft:

Ttl Sqft: **2,469**

DOM

98

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Washer

Int Feat:

Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	10`4" x 7`5"
Dining Room	Main	16`8" x 9`1"
Bedroom	Main	16`7" x 8`11"
2pc Bathroom	Main	5`1" x 4`11"
Mud Room	Main	7`8" x 5`1"
Bedroom - Primary	Second	15`2" x 13`3"
Walk-In Closet	Second	9`8" x 5`11"
Bedroom	Second	12`5" x 11`11"
Laundry	Second	10`1" x 8`5"

Room	Level	Dimensions
Living Room	Main	13`1" x 11`5"
Kitchen	Main	18`7" x 15`6"
4pc Ensuite bath	Main	8`7" x 5`3"
Pantry	Main	7`10" x 7`0"
Bonus Room	Second	15`11" x 12`1"
5pc Ensuite bath	Second	17`4" x 9`11"
Bedroom	Second	13`3" x 9`6"
4pc Bathroom	Second	11`6" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2110879

Remarks

Pub Rmks:

This beautiful home is Ideal for a Family that is looking to enjoy luxury and space and comfort. You will find it all here, in this perfect home, in the popular young and modern community of Livingston. This brand new never-lived-in home is welcoming from the spacious foyer all the way through the main floor with its open layout, hardwood flooring, lots of natural light and classy neutral decor. This home offers 4 bedrooms, and 3 and 1/2 bathrooms. The main floor has a large Livingroom, dinning room, a fabulous gourmet kitchen with quartz counters tops , large island, ceiling high cabinets, striking back splash tiles, built-in stainless steel appliances, chimney hood fan and more. There a large walk-thru Pantry to care of all your grocery storage. The Bedroom on the main floor with its own 4-piece ensuite bathroom is ideal for guests or elderly or as an office/den space. There is also a 2 piece guest bathroom on this floor. Stairway with Iron railing leads you upstairs where more luxury and space awaits you. Large bonus room to enjoy family time, Primary bedroom with very generous 5 piece ensuite bathroom and generous size walk-in closet. On this level you will find 2 more good size bedrooms each with a walk-in closet, a 4 piece main bathroom and laundry area to make your life easy. Main floor and unfinished basement both have 9ft ceiling height. This home backs onto a green space. Close to many major routes. This perfect home can be your perfect home.

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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









