



THE
A-TEAM

**RE/MAX
FIRST**

77 CALHOUN Crescent, Calgary T3P1X9

MLS® #: **A2119832**

Area: **Livingston**

Listing Date: **04/05/24**

List Price: **\$858,786**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,369 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,220**
Low Sqft:
Ttl Sqft: **2,220**

DOM

44
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Front Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,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	5`10" x 5`2"
Dining Room	Main	11`2" x 9`5"
Den	Main	8`11" x 7`7"
Bonus Room	Second	16`2" x 15`8"
5pc Ensuite bath	Second	11`11" x 11`4"
Bedroom	Second	11`8" x 13`6"
4pc Bathroom	Second	7`11" x 4`11"

Room	Level	Dimensions
Living Room	Main	13`0" x 12`2"
Kitchen	Main	14`8" x 13`0"
2pc Bathroom	Main	5`8" x 4`11"
Bedroom - Primary	Second	17`4" x 13`0"
Walk-In Closet	Second	9`0" x 5`0"
Bedroom	Second	13`5" x 10`10"
Laundry	Second	6`1" x 6`3"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2111751**R-G**

Remarks

Pub Rmks:

Brand Spanking new!! This home is waiting for the lucky family to come home. This beautiful home is Ideal for a Family that is looking to enjoy luxury and space and comfort, in the popular young and modern community of Livingston with many amenities . A spacious foyer leads you to the open main floor with LPV flooring, lots of natural light and classy neutral decor. This home offers 3 bedrooms + Main floor den that is ideal for a home office or guest room, large Bonus room, 2 and 1/2 bathrooms. The main floor has a large Livingroom, dinning room, a fabulous gourmet kitchen with granite counters tops , large island, ceiling high cabinets, classy back splash tiles, built-in stainless steel appliances, chimney hood fan and more. There is an ample Pantry to take care of all your grocery storage. There is also a 2 piece guest bathroom on this floor. Staircase with Iron railing leads you a very functional upstairs. Here you can enjoy family time in the Large bonus room. Primary bedroom has an impressive, very generous size 5 piece ensuite bathroom with a free-standing soaker tub and a large shower. Lots of closet space in the walk-in closet. On this level you will also find 2 more good size bedrooms,, a 4 piece main bathroom and laundry area to make your life easy. Main floor and unfinished basement both have 9ft ceiling height. Close to many major routes. Your Perfect home in the perfect community!!!

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









