

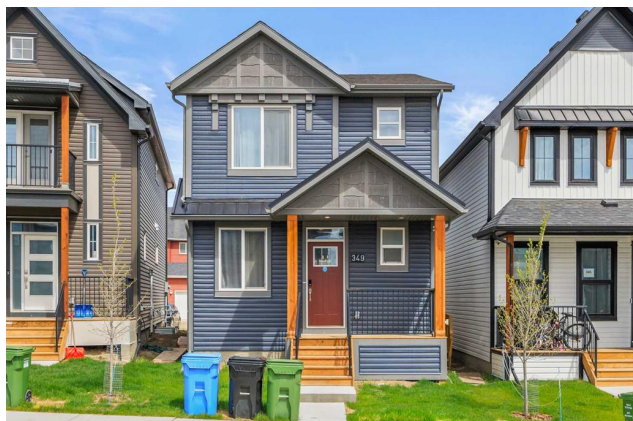


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**349 CALHOUN Common, Calgary T3P 1T2**

MLS®#: **A2140137** Area: **Livingston** Listing Date: **06/10/24** List Price: **\$730,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,787 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,827**  
 Low Sqft:  
 Ttl Sqft: **1,827**

DOM

**18**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Zero Lot Line**  
 Park Feat: **Parking Pad, See Remarks**

Utilities and Features

Roof: **Asphalt Shingle, Mixed** Construction: **Concrete, Mixed**  
 Heating: **Natural Gas, See Remarks** Flooring: **Carpet, Tile, Vinyl Plank**  
 Sewer: Ext Feat: **BBQ gas line, Lighting** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Built-in Features, Kitchen Island, Laminate Counters, Pantry, Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 14`0"	Kitchen	Main	17`0" x 8`5"
Dining Room	Main	10`6" x 10`6"	Office	Main	12`0" x 8`5"
2pc Bathroom	Main	5`4" x 5`3"	Bonus Room	Upper	13`6" x 12`9"
Bedroom - Primary	Upper	13`7" x 12`5"	Walk-In Closet	Upper	7`10" x 4`5"
4pc Ensuite bath	Upper	10`5" x 5`0"	Bedroom	Upper	11`6" x 9`2"
Bedroom	Upper	12`9" x 9`4"	Laundry	Upper	7`0" x 5`0"

4pc Bathroom  
Kitchen  
Laundry  
Furnace/Utility Room

Upper  
Basement  
Basement  
Basement

8`4" x 5`0"  
9`5" x 8`0"  
3`8" x 3`0"  
10`8" x 7`9"

Family Room  
Bedroom  
4pc Bathroom

Basement  
Basement  
Basement

17`5" x 12`2"  
12`0" x 9`9"  
8`5" x 5`0"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

2110879

Zoning:  
R-G

Remarks

Pub Rmks:

**STUNNING 3 BEDROOMS + LEGAL BASEMENT SUITE, LANE HOME WITH SIDE ENTRANCE, AIR CONDITIONER, LOTS OF UPGRADES INCLUDING FURNITURE!!! Welcome to 349 Calhoun Common NE, Calgary, a spacious detached home boasting 2707 sqft of luxurious living space. The main floor offers an inviting layout, a spacious Living room, a convenient Powder room, Office, Dining room with large Windows creating a bright and airy ambiance throughout for relaxing or entertaining family and friends. The heart of the main floor is the Upgraded Kitchen, with built-in Microwave, built-in Oven, Electric Cook top, Dishwasher, Refrigerator, Chimney hood fan, full height Cabinets, and Pantry. Upstairs, the primary Bedroom beckons with a spacious layout, a closet, 4-piece ensuite Bathroom, providing a private retreat for homeowners. 2 other Large Bedrooms and closets, a 4-piece Bathroom, Laundry room for convenience, and a large Bonus room completes the upstairs. Downstairs boasts a 1 BEDROOM LEGAL BASEMENT SUITE with beautiful finishes like vinyl plank Flooring from the separate Side Entrance through the stairs, onto the kitchen, dining and living rooms. The kitchen has beautiful stainless-steel appliances (Refrigerator, Dishwasher, Range, Range Hood, Microwave). This floor also hosts a good-sized Bedroom with a Closet, separate laundry room, a 4-piece bathroom and a separate Mechanical room with 2 separate furnaces for heating, and HRV for peace of mind. The electrical panel is 200 amps. The house also comes with a front porch, a backyard, and a 2-car gravel parking pad at the back. This astounding home is in Livingston one of Calgary's sought after Community. Livingston is conveniently accessible and connected to the rest of Calgary, with quick access to Stoney Trail, Deerfoot Trail and the Calgary International Airport. The community also has nearby Amenities such as Grocery, Restaurants, Cafes, Parks, and nearby Services such as Schools, Transit, Police, Hospital, Fire Station. This is the perfect home for you! Please do not miss out on this gorgeous home! Book your showings today!**

Inclusions:

**Main & Top Floor: - 1\* 46-inch smart Television (TV) and TV wall mount on main floor. - 3 \* 42-inch smartSamsungTelevisions and TV wall mounts located in 3 bedrooms on the top floor. - 1\* computer desk located in the office on the main floor. - 3 \* Queen size beds frames and 3\* mattresses located in 3 bedrooms on top floor. - 1\* dining table with 6dining chairs located on the main floor - 1 \* Coffee machine located on the main floor. - 1\* L- shaped sofa located in the bonus room on the top floor. - 1\* Glass Coffee table in the bonus room on the top floor. Basement: - 1\* 42-inch smartSamsung Television located in the bedroom - 1\* Queen size bed frame and 1\* mattress located in the bedroom - 1\* dining table with4 dining chairs located in the kitchen - 2\* Arm seats located in the basement - 1\* Glass coffee table located in the basement - 1 \* Coffee machine.**

Property Listed By:

D Gees Realty Inc.

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

