



THE
A-TEAM

**RE/MAX
FIRST**

38 CALHOUN Crescent, Calgary T3P 1X8

MLS® #: **A2140603**

Area: **Livingston**

Listing Date: **06/12/24**

List Price: **\$999,786**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 26-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,477 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

16
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Built-in Features,Double Vanity,Granite Counters,Kitchen Island,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`7" x 13`4"	Living Room	Main	13`0" x 14`6"
Kitchen	Main	14`10" x 9`4"	Dining Room	Main	12`0" x 14`7"
Den	Main	11`9" x 10`5"	2pc Bathroom	Main	4`11" x 5`3"
Nook	Main	12`0" x 9`6"	Pantry	Main	1`10" x 3`1"
Balcony	Main	11`4" x 9`8"	Bedroom - Primary	Second	12`8" x 13`6"
Walk-In Closet	Second	11`10" x 4`11"	5pc Ensuite bath	Second	11`8" x 9`11"
4pc Bathroom	Second	10`7" x 4`11"	Bedroom	Second	10`4" x 11`8"

Walk-In Closet	Second	4`1" x 4`11"	Laundry	Second	8`1" x 6`8"
Bonus Room	Second	16`6" x 13`1"	Bedroom	Second	14`0" x 11`0"
Walk-In Closet	Second	4`1" x 4`11"	Family Room	Basement	13`2" x 12`0"
Kitchen	Second	12`11" x 13`7"	4pc Bathroom	Basement	4`10" x 7`11"
Bedroom	Basement	9`11" x 8`9"	Bedroom	Basement	10`2" x 8`11"
Laundry	Basement	5`0" x 3`4"	Storage	Basement	5`9" x 12`8"
Bedroom	Second	10`7" x 10`0"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2111751

Zoning: R-G

Remarks

Pub Rmks: **The HAWTHORNE model Excel home features, a LEGAL WALKOUT BASEMENT SUITE, and the unique exterior is a show stopper. Modern and functional in design and elevated with contemporary finishings that complement luxury living. This home is flooded by natural light and beautiful finishings throughout. Welcome to the home of your dreams! This beautiful excel-built home is located in the most sought-after part of Livingston! If it is ample square footage and beautiful private views that you are looking for, then look no further! Inside, you will discover a bright and spacious living room/dining room that is perfect for entertaining your guests and that is complemented by Chef's DREAM Kitchen with Upgraded stainless steel appliances, quitze counters, upgraded soft close full height cabinetry, chimney style hood-fan and a built-in Microwave PLUS you will LOVE your new SPICE KITCHEN!, spacious living room. The floor plan is so functional, with a tucked-away flex room, loads of room, and great flow throughout.. The 4 bedrooms plus bonus room on the upper level is perfect for family living with plenty of room for everyone! the spacious primary bedroom has 5 PC ensuite and large walk-in closets. The other 3 bedrooms are all a great size, share a 4-piece bath. There is a good-sized laundry room tucked off of the bonus room. This amazing home has been custom-built with a LEGALLY SUITED BASEMENT! This two-bedroom open-concept legal suite boasts stainless steel appliances, quitze counters, tile, and carpeted flooring, and its own separate laundry. This LEGAL suite is registered with the City and has everything a legal suite requires like a separate furnace and water tank. Enjoy! Other things to note about this incredible home; are the ALBERTA NEW HOME WARRANTY, the Gas line for the BBQ on your newly built deck, and upgraded pot lights, It is truly a must-see property! View the virtual tour or schedule your private showing today.**

Inclusions: NONE
 Property Listed By: URBAN-REALTY.ca

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













