



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**264 CALHOUN Crescent, Calgary T3P 2G1**

MLS® #: **A2144735**

Area: **Livingston**

Listing Date: **06/26/24**

List Price: **\$869,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,059 sqft**  
Lot Shape:

Access:

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

DOM

**6**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Range Hood, Refrigerator, Stove(s)**  
Int Feat: **Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`1" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 7`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`6" x 7`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 13`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 15`1"</b>	<b>Mud Room</b>	<b>Main</b>	<b>8`8" x 9`0"</b>
<b>Office</b>	<b>Main</b>	<b>9`11" x 9`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`7" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`7" x 11`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 13`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 13`4"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>15`3" x 20`1"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`11" x 6`4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`1" x 14`0"</b>

Walk-In Closet

Upper

9`7" x 5`2"

Bedroom  
Legal/Tax/Financial

Upper

8`4" x 13`4"

Title:  
**Fee Simple**  
Legal Desc:

2211602

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Open House Saturday Dated. 29th June 2024 Timing 12:00PM To 2:00PM Introducing a brand new single-family home on a conventional lot, brimming with upgrades and modern features. The main floor features hardwood flooring and extended kitchen cabinets, complemented by ceiling fans throughout. Upon entering, you'll find an office room to your right and a mudroom. This stunning property boasts 9-foot ceilings and a gourmet kitchen package, perfect for the home chef. The kitchen is upgraded with a Whirlpool 36" French door fridge (25 cu. ft.) with an icemaker and exterior water dispenser, an upgraded Whirlpool front control gas range (5.8 L) with a gas line, and a Whirlpool stainless steel tub dishwasher. The upper floor features a master bedroom with a beautiful attached bathroom featuring numerous upgrades. Additionally, the upper floor has three more bedrooms and a bonus room. The unfinished basement, with a side entrance, is ready to be customized to your family's needs. This home combines elegance with functionality, providing a luxurious living experience for its new owners.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

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













